

H O P K I N S   V I L L A G E  
T R U C K E E   C A



ISSUANCE      DATE  
PROGRESS SET      07/2020

ARCHITECT

**ch x tld**  
prefab evolved

6114 LASALLE AVENUE #552, OAKLAND CA 94611  
TODY LONG, AIA - 415.965.5555 - TLD@CHXTLD.COM

CONSULTANT

APPROVAL STAMP

HOPKINS VILLAGE  
TRUCKEE, CA  
LOTS  
45 & 46

COVER &  
MATERIALS

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scale

sheet  
**A 0.0**

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PAINTED METAL TRIM  
AND FASCIA



SMOOTH INTEGRAL  
COLOR STUCCO  
(NATURAL)



STAINED WOOD  
SIDING



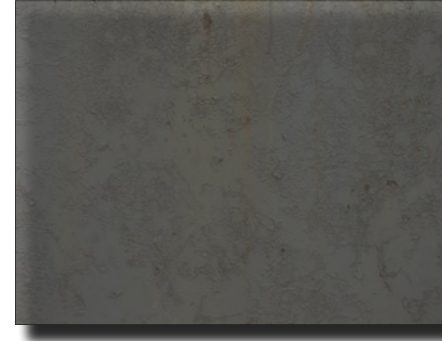
FIBERGLASS WINDOWS  
MARVIN INTEGRITY  
(DARK BRONZE COLOR)



STAINED CEDAR EAVES



HOT ROLLED STEEL  
ACCENT PANELS



WOOD ENTRY DOOR  
SIMPSON DOORS



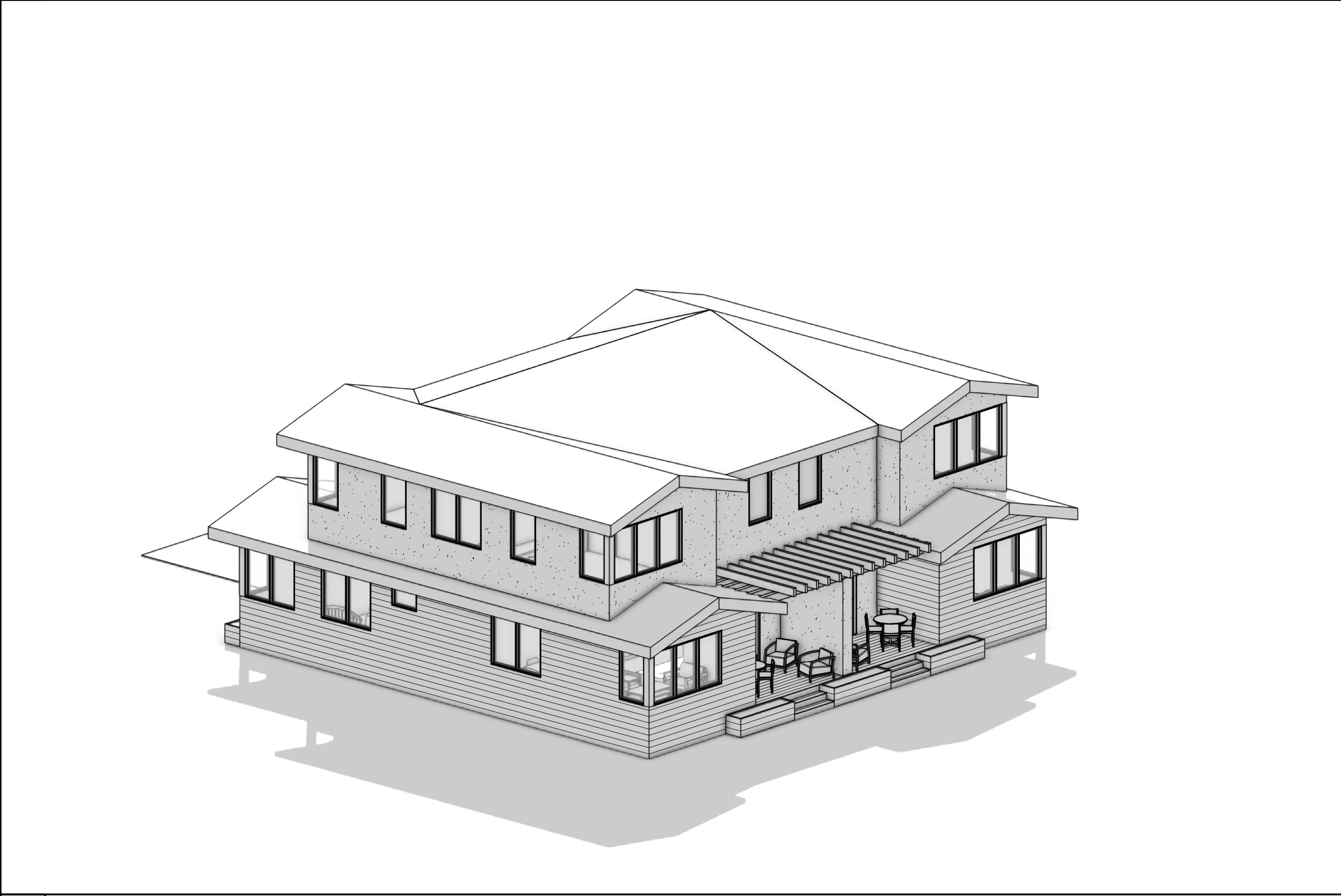
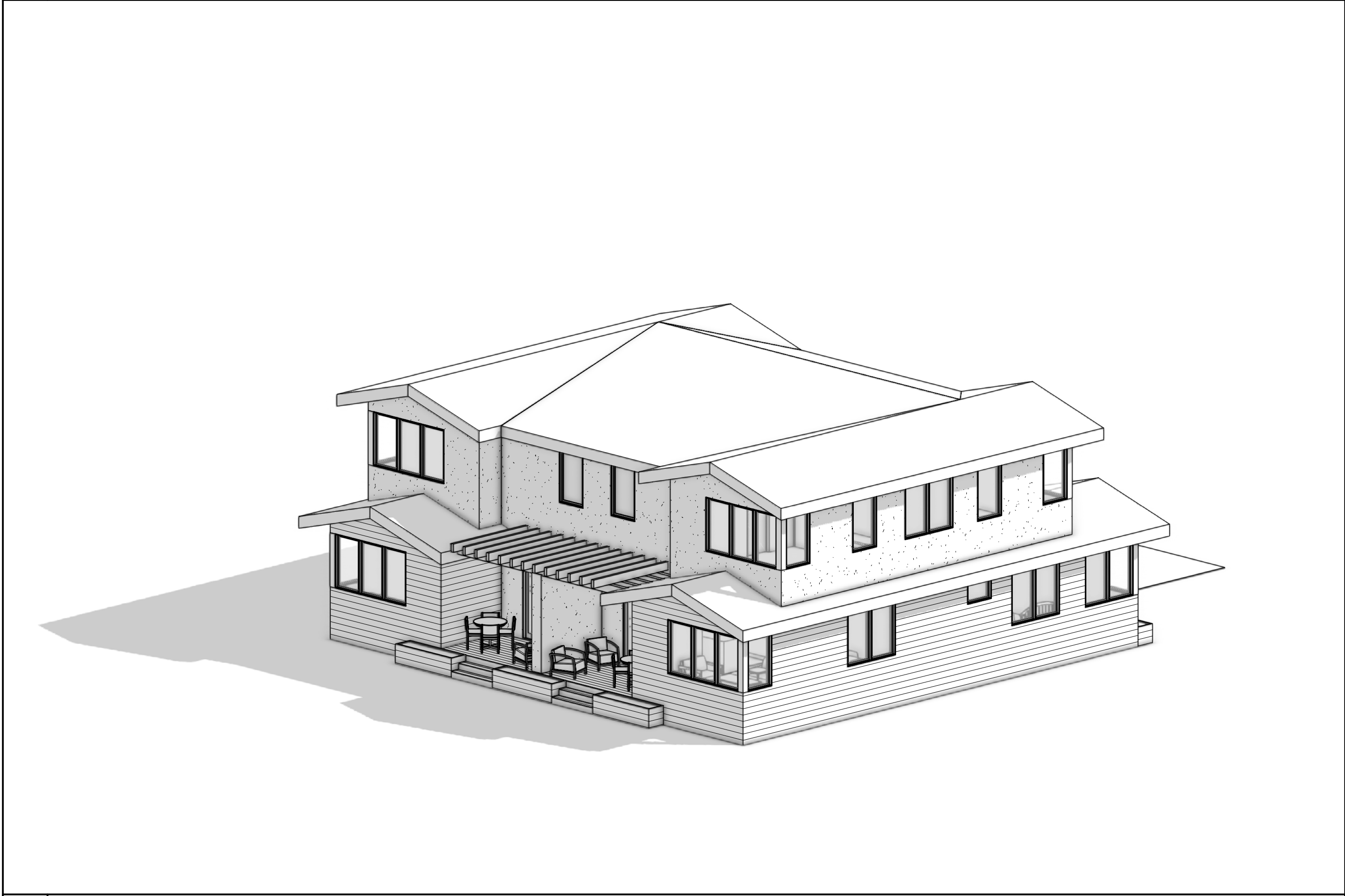
a prefab construction project in truckee, california.






1 | AXON FROM SOUTHWEST

2 | AXON FROM SOUTHEAST



3 | AXON FROM NORTHWEST


4 | AXON FROM NORTHEAST



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**TRUCKEE, CA**  
**LOTS**  
**45 & 46**

**AXONOMETRICS**

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**scale**  
3/32"=1'-0"

**sheet**  
**A 0.5**  
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NOTES:

1. VERTICAL DATUM BASED ON STATIC GPS MEASUREMENTS AND SHOULD BE VERIFIED PRIOR TO USE IN ANY DESIGN. DATUM = NGVD88. HORIZONTAL DATUM IS ASSUMED.
2. THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD DATA. PROFESSIONAL LAND SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE & CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE TOPOGRAPHY SHOWN HEREON MEETS THE STANDARDS OF THE AMERICAN CONGRESS OF SURVEYING & MAPPING WITH 90% OF THE CONTOURS TO BE WITHIN PLUS OR MINUS ONE HALF OF A CONTOUR INTERVAL.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UNDERGROUND UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK MAY, 2020.
7. BUILDING SETBACKS AND COVERAGE CALCULATIONS BASED ON PLACER COUNTY ZONING ORDINANCE AND MUST BE VERIFIED DIRECTLY WITH THE RELEVANT GOVERNING BODY PRIOR TO USE IN ANY DESIGN.
8. THE DIGITAL DATA AND SURVEY CONTROL POINTS CONTAINED WITHIN THIS SURVEY ARE THE PROPERTY OF THE PROFESSIONAL LAND SURVEYOR. THE CLIENT NAMED ON THE TITLE SHEET IS PERMITTED A SINGLE-USE LICENSE FOR SAID DATA AND CONTROL POINTS FOR A PERIOD OF 2 YEARS FROM THE DATE OF FIELD WORK OUTLINED IN NOTE #6.
9. THIS SURVEY SHALL NOT BE USED IN ANY DESIGN DOCUMENT, SUBMITTAL, OR FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY PROFESSIONAL LAND SURVEYOR.
10. THE PROFESSIONAL LAND SURVEYOR ASSUMES NO LIABILITY IN THE USE TO THE DATA CONTAINED IN THIS SURVEY IF ANY EDITS ARE MADE TO SAID INFORMATION.

LEGEND:

	N90° 00' 00"W 25.00'	RECORD PROPERTY LINE W/BEARING & DISTANCE
		RECORD ADJACENT PROPERTY LINES
		RECORD R/W CENTERLINE
		SETBACK LINE PER ZONING CODE
		RECORD EASEMENT
		EDGE OF AC PAVING
	6001	INTERMEDIATE CONTOUR (1' INTERVAL)
	6000	INDEXED CONTOUR (5' INTERVAL)
		TOP OF SLOPE
		TOE OF SLOPE
		FLOWLINE
		FENCE
		OVERHEAD UTILITY
	10" P	EXISTING TREES WITH APPROXIMATE DRIPLINE
		P=PINE, F=FIR, C=CEDAR, A=ASPEN, T=UNKNOWN TYPE
		SN = STUMP OR SNAG
		LARGE SURFACE BOULDER
		SURVEY CONTROL POINT (AS NOTED)
		RECORD PROPERTY CORNER
		UTILITY BOX (AS NOTED)
		UTILITY VAULT (AS NOTED)
		ABOVE GROUND UTILITY METER (AS NOTED)
		UTILITY VALVE (AS NOTED)
		SANITARY SEWER MANHOLE
		ELECTRICAL TRANSFORMER
		BOLLARD POST
		FIRE HYDRANT
		UTILITY POLE
		EXISTING BUILDINGS W/EAVES
		EXISTING DECKS
		ROCK RIP RAP
		STONE MASONRY
		GRAVEL
		CONCRETE
		COMPACTED DIRT



REVISIONS

BY

TERRAGRAPHIC

LAND SURVEYING

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TOPOGRAPHIC SURVEY

FOR

HOPKINS VILLAGE

CC/MAPS/003  
PLACER

CALIFORNIA

DATE

5/19/2020

SCALE

AS STATED

DRAWN

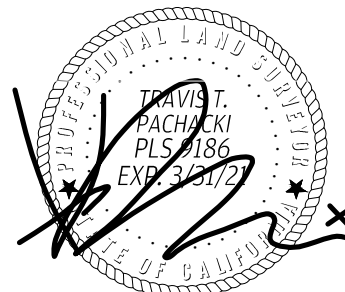
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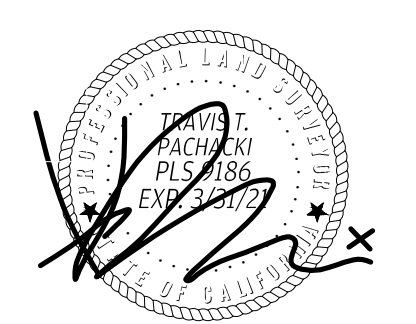
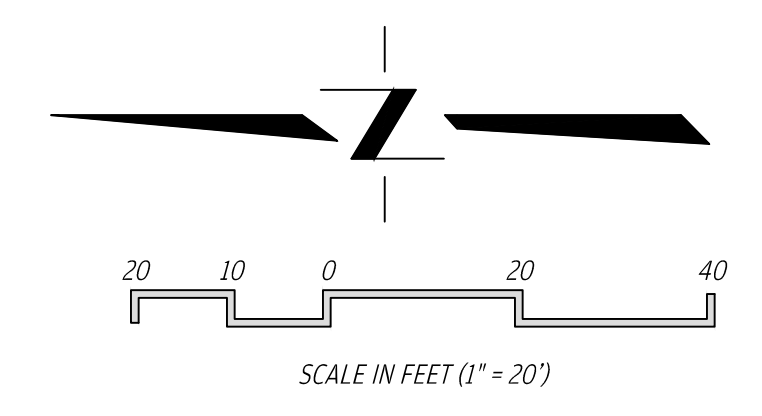
JOB NO.

20044

SHEET

1





TOPOGRAPHIC SURVEY  
FOR  
HOPKINS VILLAGE

DATE 5/19/2020  
SCALE AS STATED  
DRAWN TP  
JOB NO. 20044  
SHEET

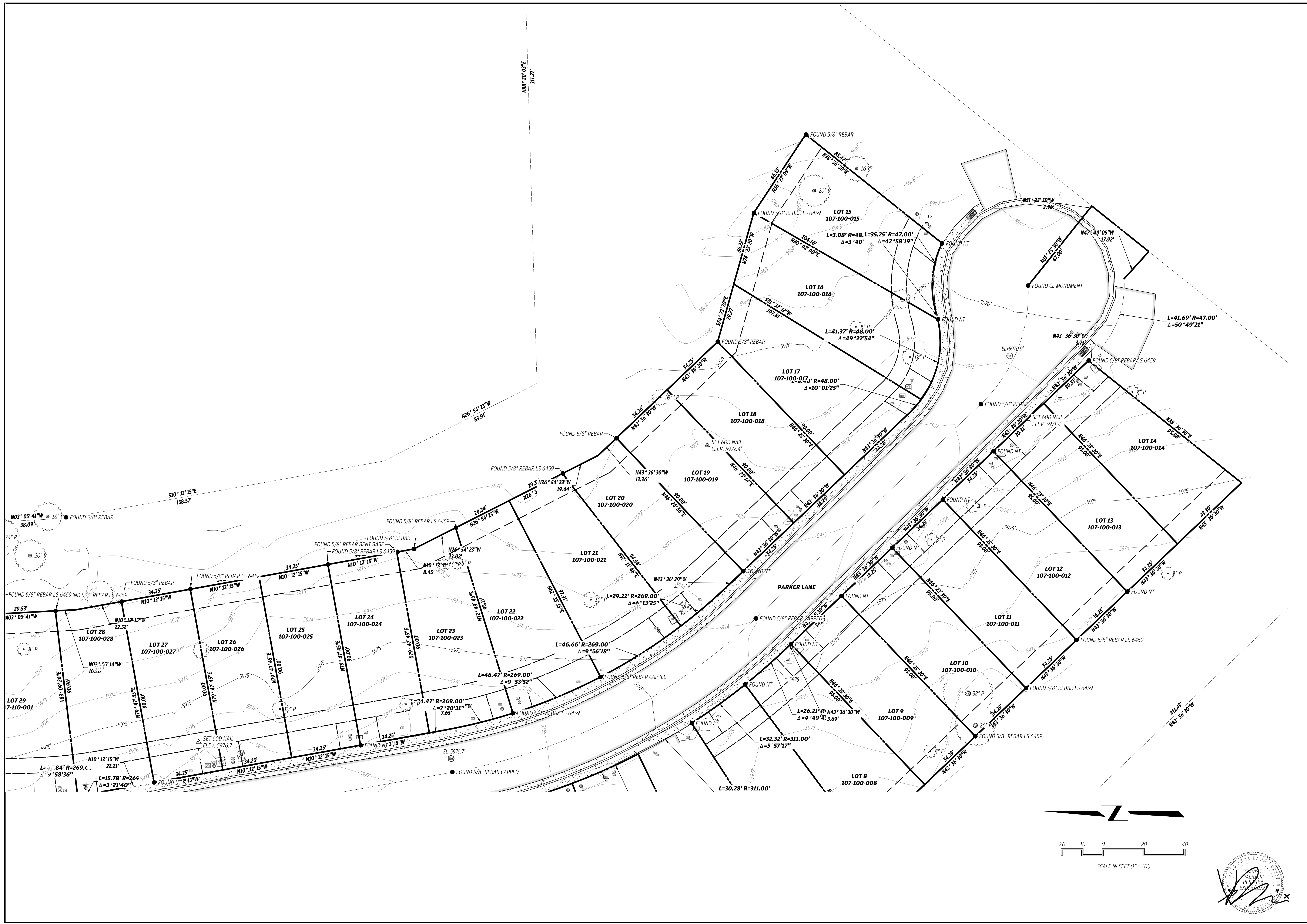


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REVISIONS	BY





REVISIONS		BY

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**TOPOGRAPHIC SURVEY**

FOR

**HOPKINS VILLAGE**

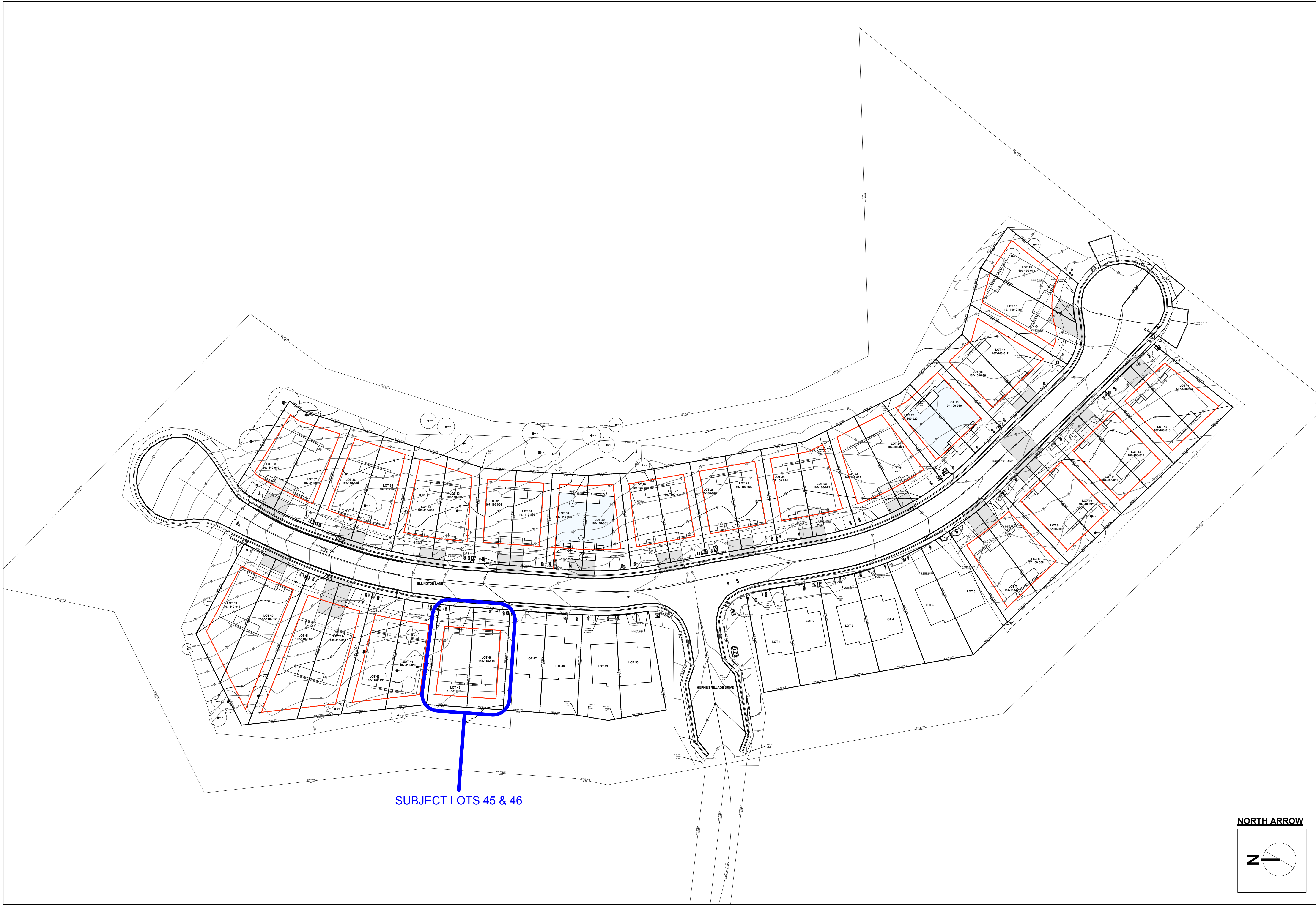
CALIFORNIA

TRUCKEE

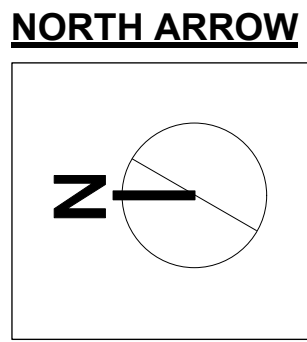
CC/MAPS/003  
PLACER

DATE	5/19/2020
SCALE	AS STATED
DRAWN	TP
JOB NO.	20044
SHEET	3





SUBJECT LOTS 45 & 46



ISSUANCE DATE  
PROGRESS SET 072020

ARCHITECT

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APPROVAL STAMP

HOPKINS VILLAGE  
TRUCKEE, CA  
LOTS  
45 & 46

SITE PLAN

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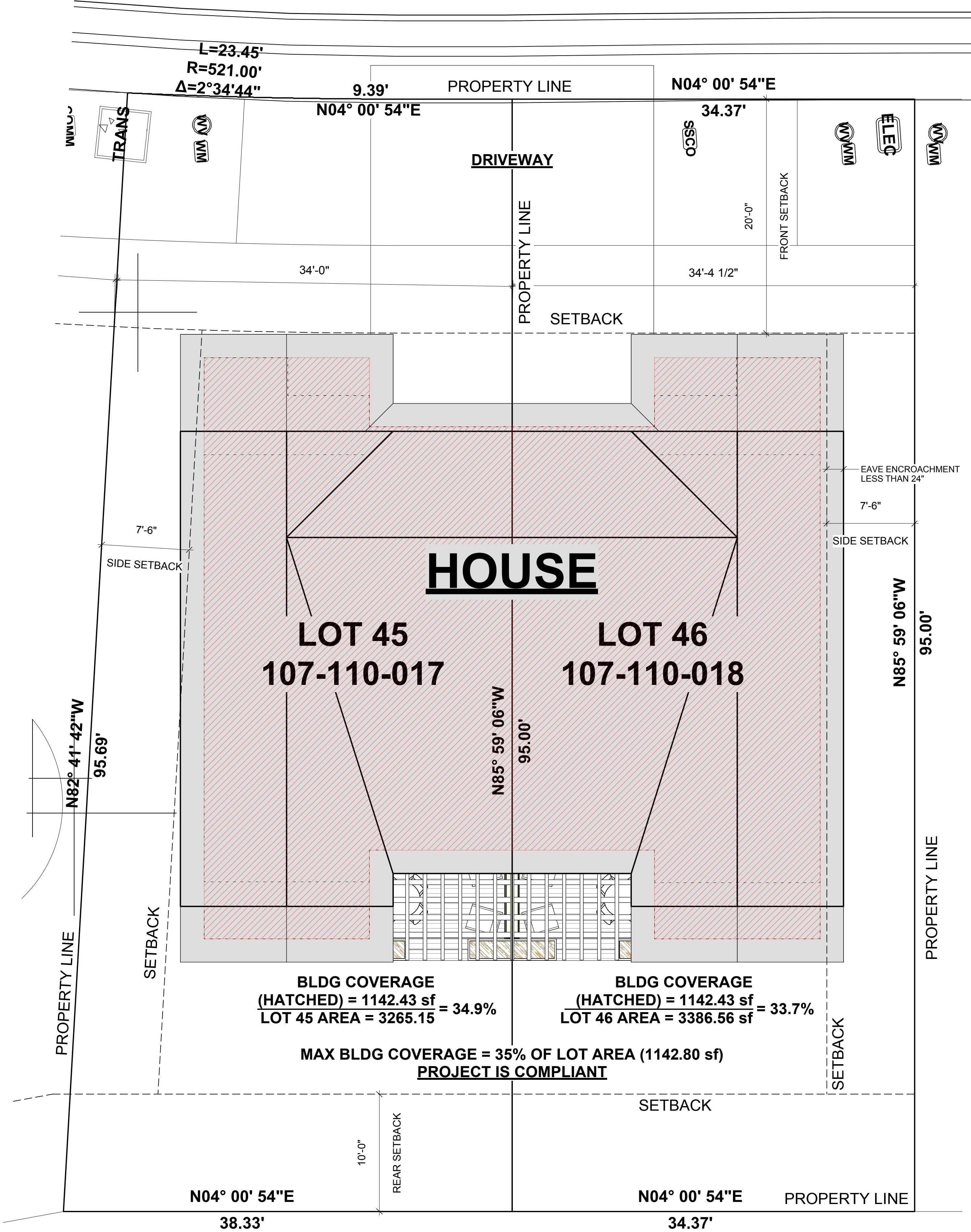
scale  
NOT TTD SCALE

sheet  
A 1.2

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ELLINGTON LANE



BLDG COVERAGE  
(HATCHED) = 1142.43 sf  
LOT 45 AREA = 3265.15 = 34.9%

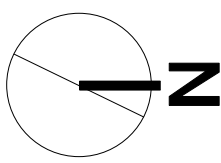
BLDG COVERAGE  
(HATCHED) = 1142.43 sf  
LOT 46 AREA = 3386.56 sf = 33.7%

MAX BLDG COVERAGE = 35% OF LOT AREA (1142.80 sf)  
PROJECT IS COMPLIANT

PROJECT DATA (PER UNIT)

AREA CALCULATIONS

FIRST FLOOR	817 SQFT
SECOND FLOOR	826 SQFT
SUB-TOTAL HABITABLE AREA	1,643 SQFT
GARAGE	293 SQFT
TOTAL BUILDING AREA	1,936 SQFT
COVERED PORCHES / PATIOS	24 SQFT
UNCOVERED PORCHES / PATIOS	94 SQFT



ISSUANCE DATE  
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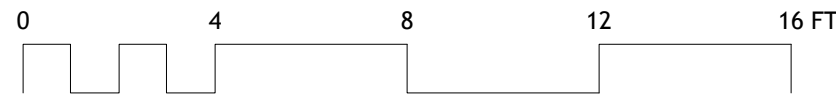
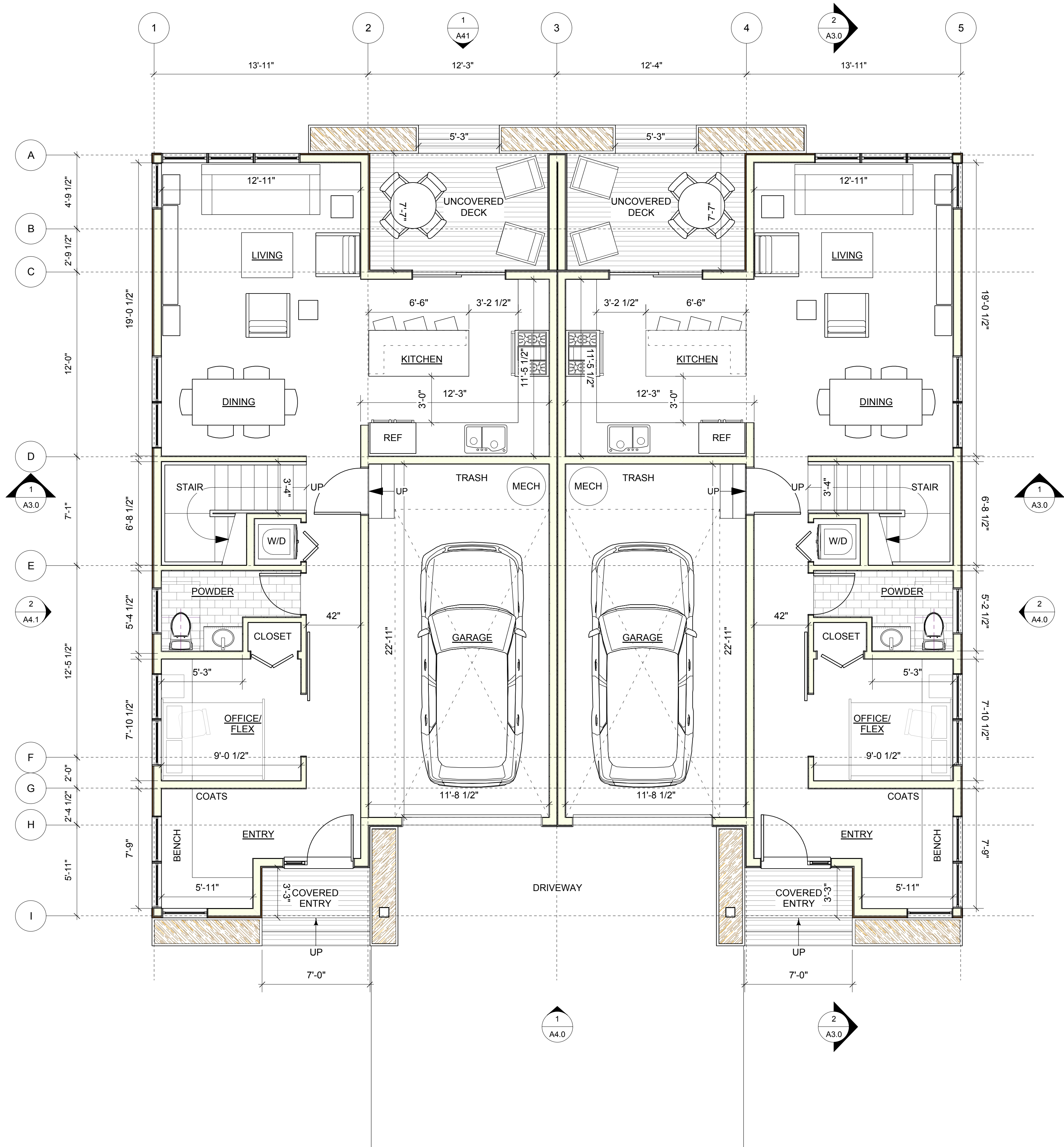
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sheet  
A 1.2b

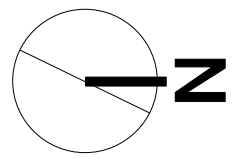
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3/16"=1'-0"





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HOPKINS VILLAGE  
TRUCKEE, CA  
LOTS  
45 & 46

PLANS

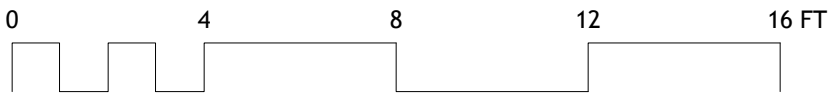
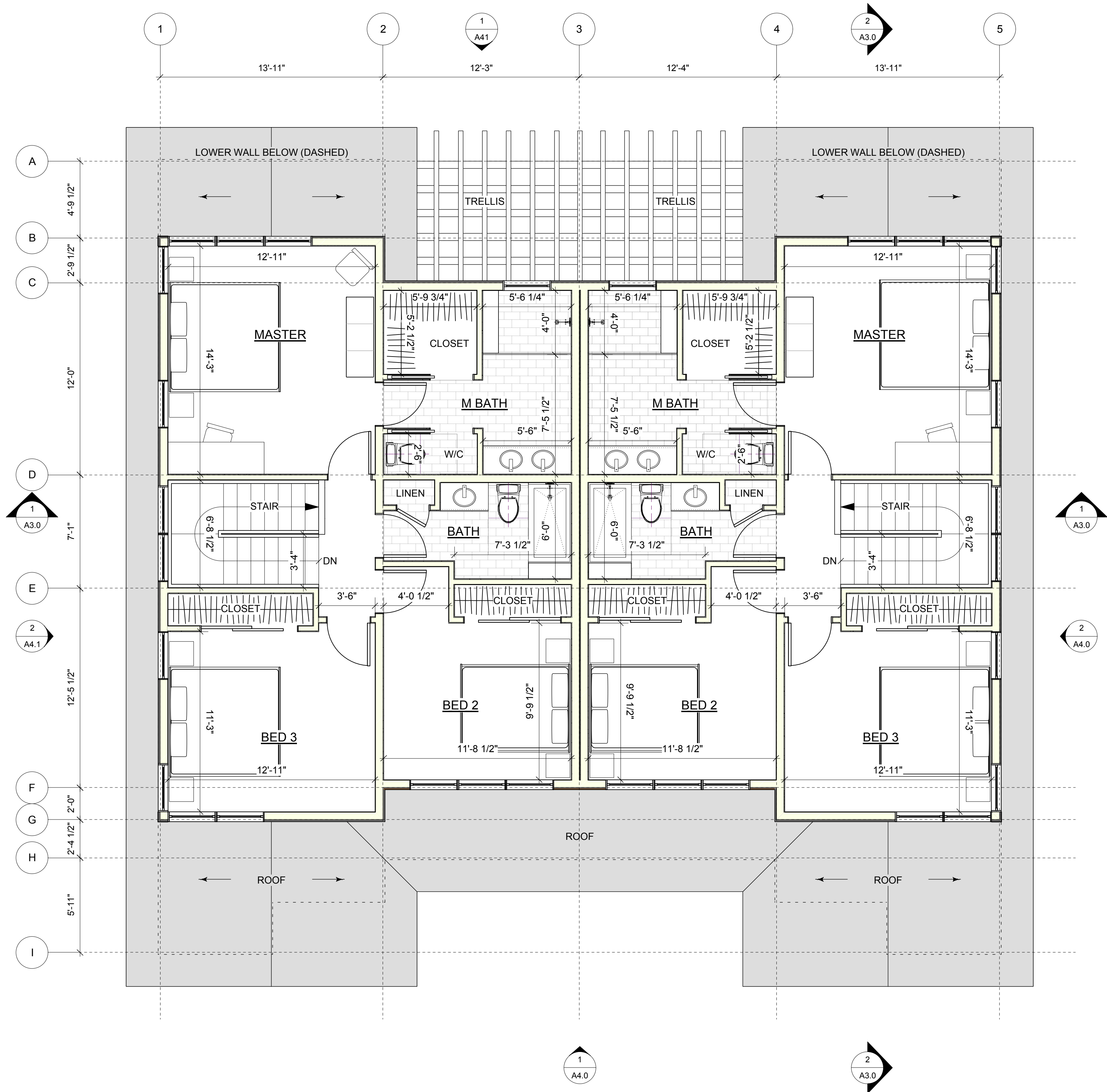
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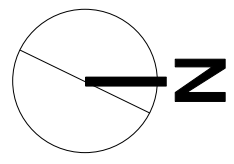
sheet  
**A 2.1**

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LOTS  
45 & 46

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scale  
1/4"=1'-0"

sheet  
**A 2.2**

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45 & 46

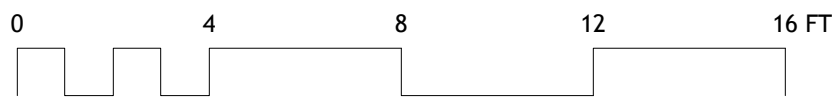
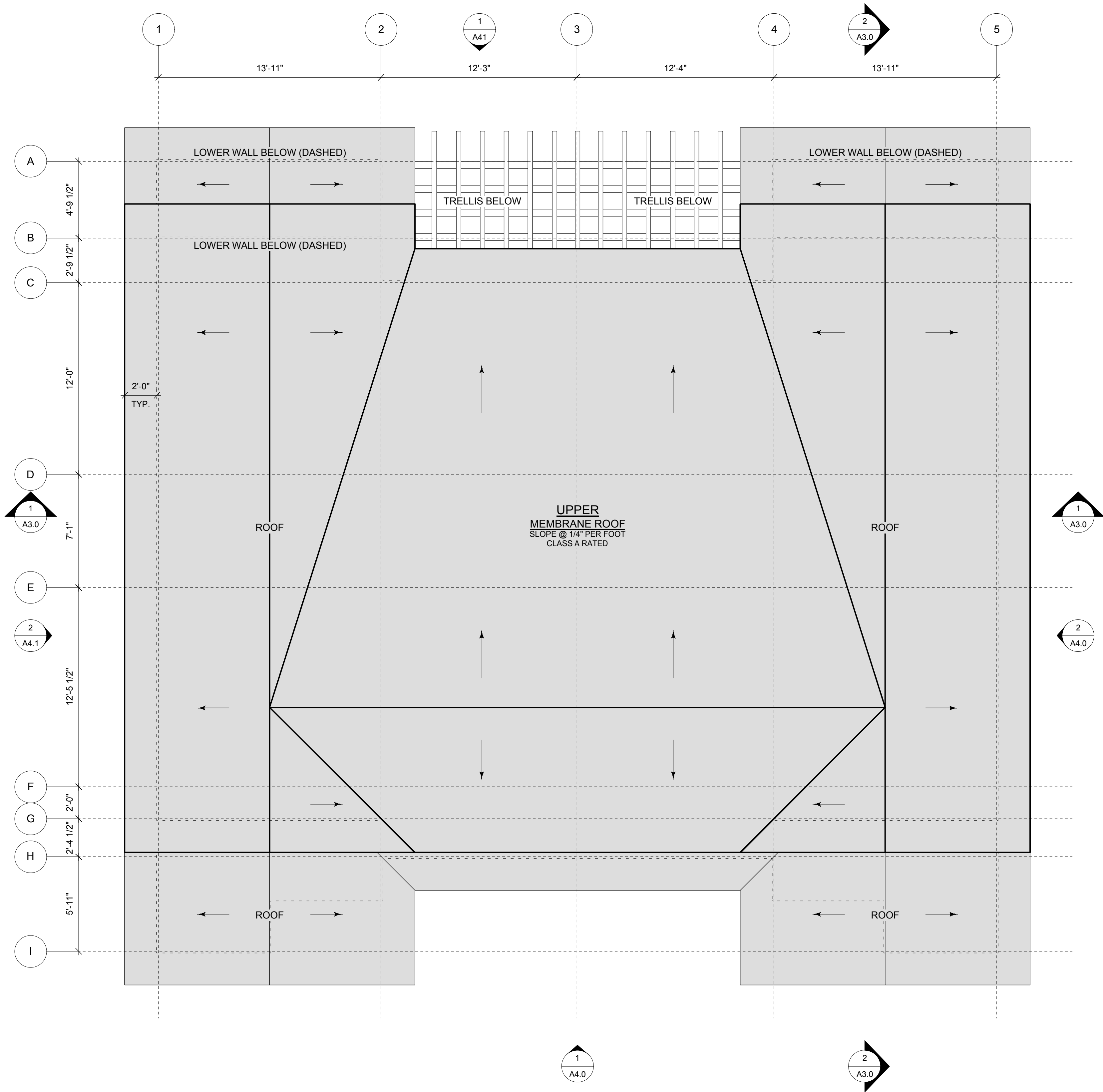
PLANS

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sheet  
A 2.3

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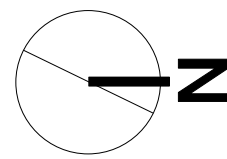


1 ROOF PLAN

PROJECT DATA (PER UNIT)

AREA CALCULATIONS

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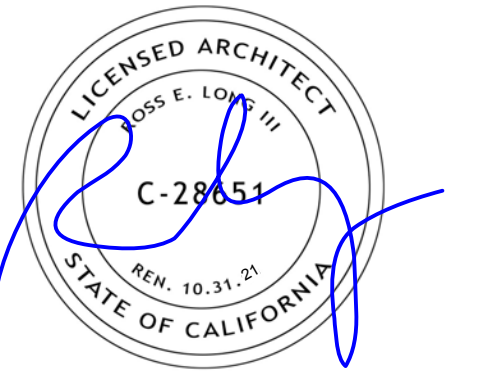




1 SECTION LOOKING NORTH



2 SECTION LOOKING EAST



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SECTIONS

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scale  
1/4"=1'-0"

sheet  
**A 3.0**

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1 | SOUTH ELEVATION



2 | WEST ELEVATION



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ELEVATIONS

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**A 4.0**

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1 NORTH ELEVATION



2 EAST ELEVATION



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scale  
1/4"=1'-0"

sheet  
**A 4.1**

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CONCRETE EXPOSURE REQUIREMENTS

ACI 318 TABLE 4.2.1 - EXPOSURE CATEGORIES AND CLASSES				
CATEGORY	SEVERITY	CLASS	CONDITION	
F FREEZING AND THAWING	NOT APPLICABLE	F0	CONCRETE NOT EXPOSED TO FREEZING AND THAWING CYCLES	
	MODERATE	F1	CONCRETE EXPOSED TO FREEZING AND THAWING CYCLES AND OCCASIONAL EXPOSURE TO MOISTURE	
	SEVERE	F2	CONCRETE EXPOSED TO FREEZING AND THAWING CYCLES AND IN CONTINUOUS CONTACT W/ MOISTURE	
	VERY SEVERE	F3	CONCRETE EXPOSED TO FREEZING AND THAWING AND IN CONTINUOUS CONTACT W/ MOISTURE AND EXPOSED TO DEICING CHEMICALS	
S SULFATE			WATER SOLUBLE SULFATE (SO <sub>4</sub> ) IN SOIL, PERCENT BY WEIGHT	DISSOLVED SULFATE (SO <sub>4</sub> ) IN WATER, PPM
	NOT APPLICABLE	S0	SO <sub>4</sub> < 0.10	SO <sub>4</sub> < 150
	MODERATE	S1	0.10 ≤ SO <sub>4</sub> < 0.20	150 ≤ SO <sub>4</sub> < 1500
	SEVERE	S2	0.20 ≤ SO <sub>4</sub> ≤ 2.0	1500 ≤ SO <sub>4</sub> ≤ 10,000
	VERY SEVERE	S3	SO <sub>4</sub> > 2.00	SO <sub>4</sub> > 10,000
P REQUIRED LOW PERMEABILITY	NOT APPLICABLE	P0	IN CONTACT W/ WATER WHERE LOW PERMEABILITY IS NOT REQUIRED	
	REQUIRED	P1	IN CONTACT W/ WATER WHERE LOW PERMEABILITY IS REQUIRED	
C CORROSION PROTECTION OF REINFORCEMENT	NOT APPLICABLE	C0	CONCRETE IS DRY OR PROTECTED FROM MOISTURE	
	MODERATE	C1	CONCRETE EXPOSED TO MOISTURE BUT NOT TO EXTERNAL SOURCES OF CHLORIDE	
	SEVERE	C2	CONCRETE EXPOSED TO MOISTURE AND AN EXTERNAL SOURCE OF CHLORIDES FROM DEICING CHEMICALS, SALT, BRACKISH WATER, SEAWATER, OR SPRAY FROM THESE SOURCES	

ACI 318 TABLE 4.3.1 - REQUIREMENTS FOR CONCRETE BY EXPOSURE CLASS					
EXPOSURE CLASS	MAX W/C	MIN f <sub>c</sub>	ADDITIONAL MINIMUM REQUIREMENTS		
			AIR CONTENT		LIMITS ON CEMENTITIOUS MATERIALS
F0	N/A	2500	N/A		N/A
F1	0.45	4500	PER TABLE 4.4.1 - ACI 318-08		N/A
F2	0.45	4500	PER TABLE 4.4.1 - ACI 318-08		N/A
F3	0.45	4500	PER TABLE 4.4.1 - ACI 318-08		PER TABLE 4.4.2 - ACI 318-08
			CEMENTITIOUS MATERIALS - TYPES		CALCIUM CHLORIDE ADMIXTURE
			ASTM C150	ASTM C595	ASTM C1157
S0	N/A	2500	NO TYPE RESTRICTION	NO TYPE RESTRICTION	NO TYPE RESTRICTION
S1	0.50	4000	II <sub>cs</sub>	IP (MS) IS (<70) (MS)	MS
S2	0.45	4500	V <sub>s</sub>	IP (HS) IS (<70) (HS)	HS
S3	0.45	4500	V PLUS POZZOLAN OR SLAG <sub>s</sub>	IP (HS) PLUS POZZOLAN OR SLAG <sub>s</sub> OR IS (<70) (HS) PLUS POZZOLAN OR SLAG <sub>s</sub>	HS PLUS POZZOLAN OR SLAG <sub>s</sub>
					NOT PERMITTED
P0	N/A	2500	NONE		
P1	0.50	4000	NONE		
			MAXIMUM WATER SOLUBLE CHLORIDE ION (CL <sub>-</sub> ) CONTENT IN CONCRETE, PERCENT BY WEIGHT OF CEMENT <sub>s</sub>		RELATED PROVISIONS
			REINFORCED CONCRETE	PRESTRESSED CONCRETE	
CO	N/A	2500	1.00	0.06	
C1	N/A	2500	0.30	0.06	NONE
C2	0.40	5000	0.15	0.06	ACI 318, 7.7.6 & 18.16 <sub>s</sub>

- NOTES:
1. ALTERNATIVE COMBINATIONS OF CEMENTITIOUS MATERIALS OF THOSE LISTED IN TABLE 4.3.1 SHALL BE PERMITTED WHEN TESTED FOR SULFATE RESISTANCE AND MEETING THE CRITERIA IN 4.5.1.
  2. FOR SEAWATER EXPOSURE, OTHER TYPES OF PORTLAND CEMENTS WITH TRICALCIUM ALUMINATE (C3A) CONTENTS UP TO 10 PERCENT ARE PERMITTED IS THE W/ CM DOES NOT EXCEED 0.40.
  3. OTHER AVAILABLE TYPES OF CEMENT SUCH AS TYPE III OR TYPE I ARE PERMITTED IN EXPOSURE CLASSES S1 OR S2 IF THE C3A CONTENTS ARE LESS THAN 8 OR 5 PERCENT, RESPECTIVELY.
  4. THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG TO BE USED SHALL NOT BE LESS THAN THE AMOUNT THAT HAS BEEN DETERMINED BY SERVICE RECORD TO IMPROVE SULFATE RESISTANCE WHEN USED IN CONCRETE CONTAINING TYPE V CEMENT. ALTERNATIVELY, THE AMOUNT OF THE SPECIFIC SOURCE OF THE POZZOLAN OR SLAG TO BE USED SHALL NOT BE LESS THAN THE AMOUNT TESTED IN ACCORDANCE WITH ASTM C1012 AND MEETING THE CRITERIA IN 4.5.1.
  5. WATER-SOLUBLE CHLORIDE ION CONTENT THAT IS CONTRIBUTED FROM THE INGREDIENTS INCLUDING WATER, AGGREGATES, CEMENTITIOUS MATERIALS, AND ADMIXTURES SHALL BE DETERMINED ON THE CONCRETE MIXTURE BY ASTM C1218 AT AGE BETWEEN 28 AND 42 DAYS.
  6. REQUIREMENTS OF 7.7.6 SHALL BE SATISFIED. SEE 18.16 FOR UNBONDED TENDONS.

EARTHWORK AND FOUNDATIONS

1. GEOTECHNICAL REPORT: PERFORM SOILS WORK COMPLYING WITH FOUNDATION DESIGN BASED ON RECOMMENDATIONS IN SOILS REPORT. SEE PROJECT DESIGN CRITERIA (SN1) FOR SOILS REPORT NUMBER AND DATE.
2. ALLOWABLE FOUNDATION DESIGN VALUES PER GEOTECHNICAL REPORT: VALUES BELOW MAY BE INCREASED 33 PERCENT FOR TRANSIENT LOADING.
  - A. BEARING CAPACITY: SEE PROJECT DESIGN CRITERIA
  - B. PASSIVE LATERAL BEARING PRESSURE: SEE PROJECT DESIGN CRITERIA
  - C. COEFFICIENT OF FRICTION: SEE PROJECT DESIGN CRITERIA
3. GRADING, EXCAVATIONS, BACKFILL AND COMPACTION OF BACKFILL: COMPLY WITH GEOTECHNICAL REPORT AND REQUIREMENTS OF GOVERNING CODE AUTHORITY AND PERFORMED ONLY UNDER CONTINUOUS SPECIAL INSPECTION OF GEOTECHNICAL ENGINEER.
4. PREPARATION OF SOIL UNDER BUILDING PAD: SEE GEOTECHNICAL REPORT FOR OVER-EXCAVATION OF EXISTING SOIL AND INSTALLATION OF PROPERLY COMPACTED BACKFILL.
5. FOUNDATION EXCAVATIONS: FOUNDATIONS ARE TO BEAR ON FIRM EXISTING SOIL OR APPROVED COMPACTED FILL AS INDICATED IN GEOTECHNICAL REPORT. EXCAVATIONS ARE TO BE INSPECTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL AND FORMWORK. ENSURE EXCAVATIONS ARE CLEANS, DRY AND FREE OF DEBRIS OR LOOSE SOIL. SLOPE SIDES OF EXCAVATION NOT LESS THAN MINIMUM SLOPE INDICATED IN GEOTECHNICAL REPORT. CAST CONCRETE DIRECTLY AGAINST EXCAVATED SURFACES.
6. BACKFILLING OF RETAINING WALLS: PLACE AFTER COMPLETION AND INSPECTION OF: WATERPROOFING; ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS (EXCLUDING SITE RETAINING WALLS) UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS ARE COMPLETELY POURED (IN AREA) AND HAVE CURED FOR AT LEAST 7 DAYS.
7. WATER EXPOSURE AT BUILDING PERIMETER FOOTINGS: AT AREAS WHERE SIDEWALKS OR PAVING DO NOT IMMEDIATELY ADJOIN STRUCTURE, PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AT BUILDING PERIMETER. LANDSCAPE IRRIGATION IS NOT PERMITTED WITHIN FIVE FEET OF BUILDING PERIMETER FOOTINGS EXCEPT WHEN ENCLOSED IN PROTECTED PLANTERS WITH DIRECT DRAINAGE AWAY FROM STRUCTURE OR WHICH COMPLIES WITH APPLICABLE CODE. DISCHARGE FROM DOWN SPOUTS, ROOF DRAINS AND SCUPPERS IS NOT PERMITTED ONTO UNPROTECTED SOILS WITHIN FIVE FEET OF BUILDING PERIMETER. REFER TO GEOTECHNICAL REPORT FOR COMPLETE REQUIREMENTS.

CONCRETE


1. CONCRETE COMPRESSIVE STRENGTH: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS SHOWN IN THE TABLE 2 BELOW AT 28 DAYS, U.N.O. ON PLANS. SEE ALSO SULFATE CONTENT NOTES.
2. AGGREGATES IN CONCRETE: SHALL BE NATURAL SAND AND ROCK (100 LB/CU. FT) CONFORMING TO ASTM C33. AGGREGATE SHALL HAVE PROVEN SHrinkAGE CHARACTERISTICS OF LESS THAN 0.04% PER ASTM C-157. DO NOT CHANGE SOURCE OF AGGREGATE DURING COURSE OF WORK WITHOUT WRITTEN CONSENT OF ENGINEER.
3. CEMENT: SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150. CEMENT SHALL BE TYPE II OR AS REQUIRED TO SATISFY SITE SOIL CONDITIONS. REFER TO TABLE 4 FOR CONCRETE CEMENT REQUIREMENTS ON SOIL CONTAINING SULFATE. REFER TO TABLE 2 FOR MAXIMUM WATER TO CEMENT RATIO. USE A MINIMUM OF 6 SACKS PER CUBIC YARD OF CONCRETE.

TABLE 2 - CONCRETE STRENGTH				
CONDITION	STRENGTH, f <sub>c</sub>	MAX WATER/CEMENT RATIO	CEMENT TYPE	
SLAB-ON-GRADE	2,500 PSI	PER MIX DESIGN & CORROSION REQUIREMENTS (BY OTHERS)	II/IV	
FOUNDATIONS	2,500 PSI	PER MIX DESIGN & CORROSION REQUIREMENTS (BY OTHERS)	II/IV	
ALL OTHER CONCRETE	2,500 PSI	PER MIX DESIGN & CORROSION REQUIREMENTS (BY OTHERS)	II	

4. REBAR CLEAR COVER IN CONCRETE: THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNLESS NOTED OTHERWISE:

REBAR CLEAR COVER FOR CAST-IN-PLACE CONCRETE	
CONDITION	COVER
SLAB ON GRADE	CENTER OF SLAB OR 2" MIN
CONCRETE AGAINST & PERMANENTLY EXPOSED TO EARTH:	3"
WALL PANELS, SLABS, JOINTS:	1"
OTHER MEMBERS:	1 ½"
BEAM, COLUMNS PRIMARY REINFORCEMENT:	1 ½"
BEAM, COLUMNS TIES, STIRRUPS, SPIRALS	1"

5. VIBRATION: VIBRATION OF CONCRETE SHALL BE IN ACCORDANCE WITH GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT ASSOCIATION SPECIFICATION ST26.
6. CURING: CONCRETE SHALL BE MAINTAINED AT IN A MOIST CONDITION FOR A MINIMUM OF FIVE DAYS AFTER ITS PLACEMENT. FOR CONCRETE OTHER THAN SLAB ON GRADE, APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING. ONLY IF APPROVED BY THE ENGINEER OR ARCHITECT.
7. INSPECTIONS, TESTING & QUALITY ASSURANCE: REFER TO SHEET SN1 FOR DEPUTY SPECIAL INSPECTION, TESTING & STRUCTURAL OBSERVATION REQUIREMENTS. A MINIMUM OF ONE COMPRESSION TEST AT 7 DAYS AND 2 TESTS AT 28 DAYS FOR ALL CONCRETE SAMPLES. TAKE TEST AT A FREQUENCY OF ONE EVERY 150 CU. YDS OR 5,000 SQ. FT MINIMUM.
8. ANCHOR BOLTS, DOWELS, INSERTS: SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
9. CONSTRUCTION AND POUR JOINTS: LOCATIONS SHALL BE APPROVED BY ENGINEER PRIOR TO POURING CONCRETE.
10. FLY ASH: THE MAXIMUM CONTENT OF FLY ASH OR POZZOLANS CONFORMING TO ASTM C618 IN CONCRETE SHALL BE 25% AND SHALL BE GOVERNED BY ACI 318-11 TABLE 4.2.3.
11. FORMWORK: FORMWORK TOLERANCE SHALL IN ACCORDANCE WITH THE C.B.C. AND A.C.I. STANDARDS.
12. HOT AND COLD WEATHER CONCRETING:
  - A. HOT WEATHER CONCRETING: WHEN AIR TEMPERATURE RISES ABOVE 80° F AND HUMIDITY FALLS BELOW 25, THE CONTRACTOR SHALL FOLLOW HOT WEATHER CONCRETING IN ACCORDANCE WITH ACI 306 R-7.7. CONTRACTOR SHALL BE PREPARED TO USE FOG SPRAY OR OTHER PRECAUTIONS ACCEPTABLE TO ARCHITECT WHEN RATE OF EVAPORATION EQUALS OR EXCEEDS 0.2 POUNDS PER SQUARE FOOT PER HOUR.
  - B. COLD WEATHER CONCRETING: ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER. ALL CONCRETE MATERIALS AND ALL REINFORCEMENT, FORMS, FILLERS AND GROUND WITH WHICH THE CONCRETE IS TO CONTACT SHALL BE FREE FROM FROST, FROZEN MATERIAL OR MATERIALS CONTAINING ICE SHALL NOT BE USED. COLD WEATHER CONCRETING SHALL BE DONE IN ACCORDANCE WITH ACI 306 R-7.8. (LATEST EDITION)
13. PIPES IN CONCRETE: PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. PIPES OR DUCTS EXCEEDING ONE-THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN THE STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
14. EXPOSED CORNERS: PROVIDE 3/4" CHAMFERS AT ALL EXPOSED CORNERS.
15. ARCHITECTURAL DETAILS: REFER TO ARCHITECTURAL DRAWINGS FOR REVEALS, AREAS OF TEXTURED CONCRETE OR SPECIAL FINISHES, ITEMS REQUIRED TO BE CAST INTO THE CONCRETE, CURBS AND SLAB DEPRESSIONS.
16. DRYPACK OR GROUT: SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AND BE COMPOSED OF ONE PART PORTLAND CEMENT TO NOT MORE THAN THREE PARTS SAND.



**ASCE 7 Hazards Report**

**Address:** No Address at This Location

**Standard:** ASCE/SEI 7-16

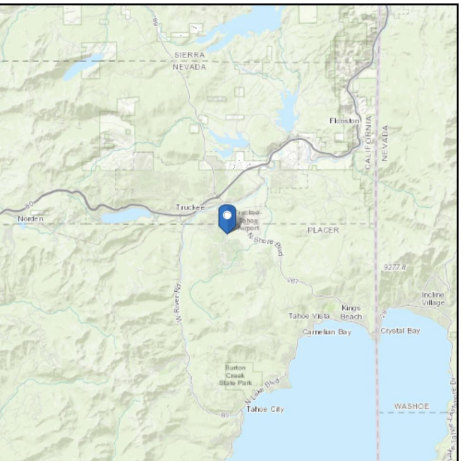
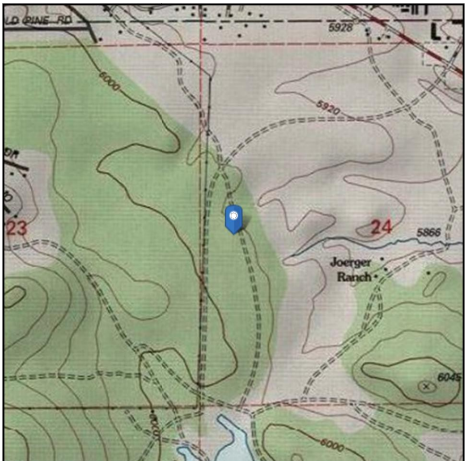
**Risk Category:** II

**Soil Class:** D - Default (see Section 11.4.3)

**Elevation:** 5971.23 ft (NAVD 88)

**Latitude:** 39.307678°

**Longitude:** -120.159672°



**Wind**

**Results:**

Wind Speed:	96 Vmph
10-year MRI	67 Vmph
25-year MRI	73 Vmph
50-year MRI	77 Vmph
100-year MRI	82 Vmph

**Data Source:** ASCE/SEI 7-16, Fig. 26.5-1B and Figs. CC.2.1-CC.2.4

**Date Accessed:** Mon Jul 13 2020

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).


Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

Mountainous terrain, gorges, ocean promontories, and special wind regions should be examined for unusual wind conditions.

<https://seas7hasardtool.com/>

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Mon Jul 13 2020



**Seismic**

**Site Soil Class:** D - Default (see Section 11.4.3)

**Results:**

S <sub>s</sub> :	1.329	S <sub>01</sub> :	N/A
S <sub>1</sub> :	0.44	T <sub>1</sub> :	6
F <sub>0</sub> :	1.2	P <sub>GA</sub> :	0.57
F <sub>1</sub> :	N/A	P <sub>GA</sub> w :	0.684
S <sub>WS</sub> :	1.595	F <sub>max</sub> :	1.2
S <sub>WS</sub> :	N/A	I <sub>s</sub> :	1
S <sub>WS</sub> :	1.063	C <sub>u</sub> :	1.368

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

**Date Accessed:** Mon Jul 13 2020

**Data Source:** USGS Seismic Design Maps

<https://seas7hasardtool.com/>

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Mon Jul 13 2020

PROJECT DESIGN CRITERIA

PROJECT DESIGN CRITERIA			
BUILDING CODE:	2019 CBC		
LOCATION (LATITUDE / LONGITUDE):	39.307678° / -120.159672°		
OCCUPANCY CATEGORY:	II		
GEOTECHNICAL PARAMETERS:			
SOILS ENGINEER:	-		
REPORT NUMBER:	-		
DATE:	-		
ALLOWABLE SOIL BEARING PRESSURE:	-		
ALLOWABLE PASSIVE PRESSURE:	-		
EXPANSION INDEX:	-		
DIFFERENTIAL SETTLEMENT POTENTIAL:	-		
CORROSIVITY:	-		
SULFATE CONTENT:	-		
SEISMIC DESIGN PARAMETERS:			
RISK CATEGORY:	II		
SEISMIC IMPORTANCE FACTOR, I <sub>e</sub> :	1.0		
SHORT PERIOD SPECTRAL ACCELERATION, S <sub>s</sub> :	1.329g		
1s PERIOD SPECTRAL ACCELERATION, S <sub>1</sub> :	0.440g		
SITE CLASS:	D		
SHORT PERIOD SPECTRAL RESPONSE, S <sub>DS</sub> :	1.063g		
SPECTRAL RESPONSE COEFFICIENT, S <sub>DS</sub> :	-		
SEISMIC DESIGN CATEGORY:	D		
BASIC SEISMIC FORCE RESISTING SYSTEMS:	LIGHT-FRAME WOOD SHEAR WALLS		
RESPONSE MODIFICATION COEFFICIENTS, R:	6.5 - WOOD SHEAR WALLS		
ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE		
WIND DESIGN PARAMETERS:			
RISK CATEGORY:	II		
DESIGN SPEED (3s GUST):	130		
EXPOSURE CATEGORY:	C		
INTERNAL PRESSURE COEFFICIENT GCp:	±0.18		
WIND IMPORTANCE FACTOR, Iw:	1.0		
GRAVITY DESIGN PARAMETERS: (SERVICE LOADS)			
	DEAD LOAD (PSF)	LIVE LOAD (PSF)	TOTAL UNIFORM LOAD (PSF)
ROOF:	20	20	45
FLOOR:	15	40	55
EXTERIOR WALL:	15	-	15
INTERIOR WALL:	10	-	10

EACH CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:

1. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
2. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF THE REPORTS.
4. IDENTIFICATION AND QUALIFICATION OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION."

STRUCTURAL SHEET INDEX

GENERAL NOTES

- SN1 GENERAL STRUCTURAL NOTES  
SN2 GENERAL STRUCTURAL NOTES  
SN3 GENERAL STRUCTURAL NOTES

BUILDING PLANS

- S1.0 FOUNDATION PLAN  
S1.1 1ST FLOOR FRAMING PLAN  
S2.0 2ND FLOOR FRAMING PLAN  
S3.0 ROOF FRAMING PLAN

STRUCTURAL DETAILS

- SD1 FOUNDATION DETAILS  
SD1.1 FOUNDATION DETAILS  
SD2 GENERAL DETAILS  
SD3 FLOOR FRAMING DETAILS  
SD4 ROOF FRAMING DETAILS  
SD5 MISCELLANEOUS DETAILS

GENERAL NOTES

1. FIELD VERIFICATION: FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) IN CASE OF DISCREPANCIES.
2. DESIGN INTENT: CONTRACT DOCUMENTS INDICATE DESIGN INTENT FOR STRUCTURE IN ITS COMPLETED STATE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER), PRIOR TO PROCEEDING WITH WORK, IF DESIGN INTENT REQUIRES FURTHER CLARIFICATION.
3. DEVIATIONS, MODIFICATIONS AND SUBSTITUTIONS TO APPROVED STRUCTURAL DRAWINGS: MUST BE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER) AND APPROVED BY GOVERNING CODE AUTHORITY. NO DEVIATION, MODIFICATION OR SUBSTITUTION WILL BE ACCEPTED VIA SHOP DRAWING REVIEW.
4. PROCEDURES OF CONSTRUCTION: CONTRACTOR IS RESPONSIBLE FOR PROCEDURES OF CONSTRUCTION COMPLYING WITH NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. SITE VISITS (INCLUDING STRUCTURAL OBSERVATION) BY ARCHITECT (STRUCTURAL ENGINEER) DO NOT CONSTITUTE SUPERVISIONS OF METHODS OF CONSTRUCTION.
  - A. PROTECTION OF UTILITIES: LOCATE EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN ON CONTRACT DOCUMENTS, AND PROTECT THEM FROM DAMAGE. CONTRACTOR BEARS EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES IN CONJUNCTION WITH EXECUTION OF WORK.
  - B. EXCAVATIONS: PROTECT STRUCTURE, ADJACENT STRUCTURES, ADJACENT PROPERTIES, STREETS, AND UTILITIES DURING EXCAVATION UTILIZING LAGGING, SHORING, UNDERPINNING AT SIDES AND RELATED PROCEDURES AS MAY BE REQUIRED. PROVIDE NECESSARY SUPPORTS FOR SOIL EXCAVATIONS. CONTRACTOR AND AFFECTED TRADES SHALL REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
  - C. PROTECTION OF STRUCTURE: PROVIDE NECESSARY MEASURES TO PROTECT STRUCTURE DURING EXECUTION OF WORK.
  - D. CONTRACTOR PROPOSED REVISIONS: WHERE A REVISION OF STRUCTURAL DESIGN OR CONNECTION IS PROPOSED BY CONTRACTOR TO ACCOMMODATE CONSTRUCTION TOLERANCES, CONSTRUCTION SEQUENCE AND/OR DIMENSION MODIFICATIONS, CONTRACTOR SHALL RETAIN A STRUCTURAL ENGINEER LICENSED IN STATE OF CALIFORNIA TO PERFORM DESIGN. SUBMIT STAMPED AND SIGNED DESIGN DRAWINGS AND CALCULATIONS TO THE ARCHITECT (STRUCTURAL ENGINEER) FOR REVIEW AND THE GOVERNING CODE AUTHORITY FOR APPROVAL.
  - E. ERECTION PLANS: DETERMINE PHASES OF WORK REQUIRING ERECTION PLANS ACCORDING TO APPLICABLE SAFETY REGULATIONS. MAINTAIN CERTIFIED COPIES OF ERECTION PLANS AT SITE DURING CONSTRUCTION.
  - F. SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS: DESIGN AND ERECT SHORING, BRACING, AND OTHER TEMPORARY SUPPORTS WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH AND AS REQUIRED FOR SAFE ERECTION. ENSURE FLOOR, ROOF, AND WALL MEMBERS ARE SECURELY SHORED AND BRACED DURING CONSTRUCTION. PROVIDE SHORING AT ELEVATED BEAMS AND SLABS SUPPORTING CONCRETE OR MASONRY WALLS DURING AND AFTER WALL POUR UNTIL WALL ATTAINS DESIGN STRENGTH.
  - G. TEMPORARY LOADING: ENSURE CONSTRUCTION LOADS DO NOT EXCEED INDICATED DESIGN LIVE LOAD VALUES. NOTIFY AFFECTED SUB-CONTRACTOR TRADES OF THESE DESIGN LOAD LIMITS.
  - H. FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL: ENSURE STRESSES OCCURRING DURING FABRICATION, SHIPMENT, AND ERECTION OF STRUCTURAL STEEL ARE TEMPORARY AND ARE LESS THAN DESIGN AND ALLOWABLE STRESS CAPACITIES OF INDIVIDUAL MEMBERS. DO NOT IMPAIR FULL DESIGN AND LOAD CARRYING CAPACITY OF MEMBERS DUE TO FABRICATION, SHIPMENT, OR ERECTION. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING ERECTION SEQUENCE, ERECTION PROCEDURE, TEMPERATURE DIFFERENTIALS AND YIELD SHRINKAGE TO MINIMIZE RESIDUE STRESSES. PROVIDE ADDITIONAL MATERIALS FOR THE ERECTION OF STRUCTURAL STEEL SUCH AS TEMPORARY BRACING AND GUY CABLES AS MAY BE NECESSARY AT NO ADDITIONAL COST. REMOVE THESE MATERIALS UNLESS APPROVED IN WRITING BY OWNER. DO NOT TIGHTEN BOLTS IN TYPICAL BEAM TO COLUMN CONNECTIONS FOR ERECTION PURPOSES.
  - I. SECURING REINFORCING STEEL, DOWELS, ANCHOR BOLTS AND EMBEDS: FIRMLY SUPPORT AND ACCURATELY PLACE COMPLYING WITH ACI STANDARDS PRIOR TO CASTING CONCRETE OR GROUT IN MASONRY WALLS. USE TIES AND SUPPORT BARS IN ADDITION TO REINFORCING STEEL SHOWN WHERE NECESSARY. NO WELDING OR REINFORCING STEEL, INCLUDING TACK WELDING, IS PERMITTED UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER). PROVIDE PLASTIC OR PLASTIC COATED CHAIRS AND SPACERS WHEN RESTING ON EXPOSED SURFACES.
5. COORDINATION RESPONSIBILITY: CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK INCLUDING THAT OF SUB-CONTRACTOR TRADES.
6. SUBMITTALS: SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER) AS INDICATED ON STRUCTURAL DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR SHALL REVIEW SUBMITTAL FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS PRIOR TO SUBMISSION.
  - A. REQUEST FOR INFORMATION (RFI) SUBMITTALS: ACCOMPANY RFIS WITH PARTIAL STRUCTURAL FOUNDATION OR FRAMING PLANS SHOWING LOCATION IN QUESTION AND AFFECTED STRUCTURAL MEMBERS. COPY PARTIAL PLAN FROM STRUCTURAL DRAWINGS AND INDICATE GRID LINE LOCATIONS AND FLOOR LEVEL. ALSO PROVIDE PROPERLY DRAWN ENGINEERING SKETCHES ILLUSTRATING ISSUES AND CONTRACTOR'S PROPOSED SOLUTIONS. PHOTOGRAPHS ARE NOT ACCEPTABLE SUBSTITUTES TO ENGINEERING SKETCHES.
7. CONTRACT DOCUMENTS USE: REVIEW CONTRACT DOCUMENTS IN THEIR ENTIRETY BEFORE PERFORMING STRUCTURAL RELATED WORK AND BEFORE DEVELOPING SHOP DRAWINGS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF ARCHITECT (STRUCTURAL ENGINEER) BEFORE STARTING WORK.
  - A. SCALING OF DRAWINGS: NOT PERMITTED.
  - B. ADDITIONAL STRUCTURAL REQUIREMENTS: SEE SPECIFICATIONS.
- C. BUILDING GEOMETRY: SEE ARCHITECTURAL DRAWINGS FOR BUILDING GEOMETRY INCLUDING, BUT NOT LIMITED TO, TOP OF FLOOR AND ROOF ELEVATIONS; DEPRESSIONS; SLOPES; CURBS; DRAINS; TRENCHES; SLAB AND DECK EDGE LOCATIONS; WALL OVERALL DIMENSIONS; AND SIZE AND LOCATIONS OF OPENINGS IN FLOORS, ROOF AND WALLS.
- D. NON-STRUCTURAL ITEMS REQUIRING SPECIAL PROVISIONS: SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS REQUIRING SPECIAL PROVISIONS DURING CONSTRUCTION. THEY INCLUDE, BUT ARE NOT LIMITED TO, NON-STRUCTURAL WALLS, SIZE AND LOCATIONS OF OPENINGS AND SLEEVES PENETRATING STRUCTURE, SIZE AND LOCATION OF CONCRETE CURBS AND PADS, AND SIZE AND LOCATION OF PIPING, DUCTWORK, AND EQUIPMENT ANCHORAGES MOUNTED OR SUSPENDED FROM STRUCTURE. VERIFY EXACT SIZE AND LOCATION OF EQUIPMENT WITH EQUIPMENT MANUFACTURER.
8. MATERIALS: FURNISH AND INSTALL IN COMPLIANCE WITH LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING COUNTY AND LOCAL ORDINANCES AND SAFETY ORDERS OF STATE INDUSTRIAL ACCIDENT COMMISSION, OSHA.
9. PENETRATIONS, EMBEDMENTS, AND OPENINGS IN STRUCTURAL MEMBERS: NO PENETRATION, EMBEDMENT, OPENING, SLEEVE, PIPE, OR CONDUIT SHALL OCCUR IN STRUCTURAL MEMBERS INCLUDING FOOTINGS, SLABS, WALLS, COLUMNS, AND BEAMS UNLESS SPECIFICALLY SHOWN OR INDICATED ON STRUCTURAL DRAWINGS.
10. TYPICAL DETAILS: DETAILS ON SD SERIES SHEETS ARE APPLICABLE THROUGHOUT PROJECT WHEREVER THE DESCRIBED CONDITION OCCURS AND MAY OR MAY NOT BE SPECIFICALLY REFERENCED ON STRUCTURAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THESE DETAILS AND UNDERSTANDING EXTENT OF THEIR APPLICATION PRIOR TO PERFORMING WORK.

PROGRESS SET  
NOT FOR CONSTRUCTION  
NOT FOR SUBMITTAL  
NOT FOR BID

ISSUANCE

X

DATE

071720

ARCHITECT

**ch x tld** prefab evolved

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APPROVAL STAMP

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TRUCKEE, CA**

**LOTS  
45 & 46**

GENERAL  
STRUCTURAL NOTES

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE, THE ARCHITECT'S RESERVE COMMON AND COPYRIGHT AND OTHER PROPER RIGHTS TO ALL DESIGN AND INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED, TRANSFERRED, LOANED, RENTED, REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF the design professional.

scale

sheet

**SN1**

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WOOD HARDWARE NAILING SCHEDULE					
SIMPSON LUMBER CONNECTORS		USP LUMBER CONNECTORS		FASTENER SCHEDULE	APPLICATION
PRODUCT NUMBER	CAPACITY (LBS.)	PRODUCT NUMBER	CAPACITY (LBS.)		NAIL SIZE
HOLDOWNS					
STDH14	3,850	STAD14	3,660	(24) 16d SINKERS	HOLDOWN
HTT4	4,455	HTT4	4,465	(18) 10d SINKERS - 16d SINKER AT USP	HOLDOWN
HTT5	4,670	HTT5	4,745	(26) 10d SINKERS - 10d COMMON AT USP	HOLDOWN
HDU5	5,645	PHD5A	6,525	(14) 1/4"Ø x 2-1/2" SDS	HOLDOWN
HD08	9,230	UPHD8	9,165	(20) (24 AT USP) 1/4"Ø x 3" SDS	HOLDOWN
HDU11	11,175	UPHD9	11,270	(30) (24 AT USP) 1/4"Ø x 2-1/2" SDS	HOLDOWN
HDU14	14,375	UPHD14	16,695	(36) (30 AT USP) 1/4"Ø x 2-1/2" SDS	HOLDOWN
HOLDOWN ANCHOR BOLTS					
SSTB24	5,175	STB24	5,175		HOLDOWN ANCHOR
SSTB34	10,100	STB34	10,100		HOLDOWN ANCHOR
HARDWARE					
H1	485	RT15	500	(4) 8d NAILS	AT RAFTERS/TRUSSES
LS50	450	MP5	455	(8) 10d NAILS	AT BLOCKING OR RIM
A35	450	MPA1	570	(12) 8d NAILS	AT BLOCKING OR RIM
RBC	435	RBC	525	(6) 10d SINKERS	AT BLOCKING OR RIM
LT4	515	MP4F	565	(12) 8d NAILS	AT BLOCKING OR RIM
LS50	450	MP5	455	(8) 10d NAILS	THRU PLYWOOD
A35	450	MPA1	570	(12) 8d NAILS	THRU PLYWOOD
LT4	515	MP4F	565	(12) 8d NAILS	THRU PLYWOOD
STRAPS					
CS16	1705	RS150	1700	(28) 8d NAILS	DIRECTLY TO TIMBER
CS16	1705	RS150	1700	(28) 8d NAILS	THRU PLYWOOD
CMSTC16	4585	CMSTC16	4585	(50) 16d SINKER NAILS	THRU PLYWOOD
CMSTC16	4585	CMSTC16	4585	(50) 16d SINKER NAILS	DIRECTLY TO TIMBER
CMST14	6490	CMST14	6490	(76) 10d NAILS	THRU PLYWOOD
CMST14	6490	CMST14	6490	(76) 10d NAILS	DIRECTLY TO TIMBER
CMST12	9235	CMST12	9320	(100) 10d NAILS	THRU PLYWOOD
CMST12	9235	CMST12	9320	(100) 10d NAILS	DIRECTLY TO TIMBER
SHEAR WALLS					
8d COMMON				S.W.S 2.3.4 & 6	2-1/2" x 131"
10d COMMON				S.W. 2B	2-1/4" x 148"

CONVENTIONAL WOOD FRAMING REQUIREMENTS - CBC TABLE 2304.10.1			
CONNECTION		NAILING	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATES, TOENAIL		(3) 8d COMMON , (3) 3" x 0.131" NAILS, OR (3) 3" 14 GAGE STAPLES	
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT WALL TOP PLATES, TOENAIL, EACH END		(2) 8d COMMON , (2) 3" x 0.131" NAILS, (2) 3" 14 GAGE STAPLES	
BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT WALL TOP PLATES, END NAIL		(2) 16d COMMON , (3) 3" x 0.131" NAILS, (3) 3" 14 GAGE STAPLES	
FLAT BLOCKING TO TRUSS/WEB FILLER, FACE NAIL		16d COMMON , 3" x 0.131" NAILS, 3" 14 GAGE STAPLES @ 6" O.C.	
CEILING JOIST TO JOIST PLATE, EACH JOIST, TOENAIL		(3) 8d COMMON , (3) 3" x 0.131" NAILS, (3) 3" 14 GAGE STAPLES, 7/8" CROWN	
CEILING JOIST, LAPS PARTITION, FACE NAIL - TABLE 2308.7.3.1		(3) 16d COMMON , (4) 3" x 0.131" NAILS, (4) 3" 14 GAGE STAPLES, 7/8" CROWN	
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL - TABLE 2308.7.3.1		PER TABLE 2308.7.3.1	
COLLAR TIE TO RAFTER, FACE NAIL		(3) 10d COMMON, (4) 3" x 0.131" NAILS, OR (4) 3" 14 GAGE STAPLES	
RAFTER OR ROOF TRUSS TO PLATE, TOENAIL - TABLE 2308.7.5		(3) 10d COMMON, (4) 3" x 0.131" NAILS, OR (4) 3" 14 GAGE STAPLES	
ROOF RAFTER TO 2x RIDGE BEAM, END NAIL		(2) 16d COMMON, (3) 3" x 0.131" NAILS, OR (3) 3" 14 GAGE STAPLES	
ROOF RAFTER TO 2x RIDGE BEAM, TOE NAIL		(3) 10d COMMON, (4) 3" x 0.131" NAILS, OR (4) 3" 14 GAGE STAPLES	
STUD TO STUD (NON-BRACED WALL PANELS), 24" O.C. FACE NAIL		16d COMMON (3 3/4" O.162")	
STUD TO STUD (NON-BRACED WALL PANELS), 16" O.C. FACE NAIL		3" x 0.131" NAILS, (3) 3" 14 GAGE STAPLES	
STUD TO STUD AT INTERSECTING CORNER (BRACED), 16" O.C. FACE NAIL		16d COMMON (3 3/4" O.162")	
STUD TO STUD AT INTERSECTING CORNER (BRACED), 12" O.C. FACE NAIL		3" x 0.131" NAILS, (3) 3" 14 GAGE STAPLES	
BUILT-UP HEADER (2" TO 2"), 16" O.C. EACH EDGE, FACE NAIL		16d COMMON (3 3/4" O.162")	
CONTINUOUS HEADER TO STUD, TOENAIL		(4) 8d COMMON	
TOP PLATE TO TOP PLATE, 16" O.C. FACE NAIL		16d COMMON	
TOP PLATE TO TOP PLATE, 12" O.C. FACE NAIL		3" x 0.131" NAILS, 3" 14 GAGE STAPLES	
TOP PLATE TO TOP PLATE, AT END JOINTS, EACH SIDE OF END JOINT, FACE NAIL (MIN. 24" LAP SPUCE LENGTH EACH SIDE END JOINT)		(8) 16d COMMON, (12) 3" x 0.131" NAILS, (12) 3" 14 GAGE STAPLES	
BOTTOM PLATE TO JOIST, RIM JOIST, OR BLOCKING AT NON-BRACED PANEL, 16" O.C. FACE NAIL		16d COMMON	
BOTTOM PLATE TO JOIST, RIM JOIST, OR BLOCKING AT NON-BRACED PANEL, 12" O.C. FACE NAIL		3" x 0.131" NAILS, 3" 14 GAGE STAPLES	
BOTTOM PLATE TO JOIST, RIM JOIST, OR BLOCKING AT BRACED PANEL, 16" O.C. FACE NAIL		(2) 16d COMMON, (4) 3" x 0.131" NAILS, (4) 3" 14 GAGE STAPLES	
STUD TO TOP OR BOTTOM PLATE, TOENAIL		(4) 8d COMMON, (4) 3" x 0.131" NAILS, (4) 3" 14 GAGE STAPLES	
STUD TO TOP OR BOTTOM PLATE, END NAIL		(2) 16d COMMON, (3) 3" x 0.131" NAILS, (3) 3" 14 GAGE STAPLES	
TOP OR BOTTOM PLATE TO STUD, END NAIL		(2) 16d COMMON, (3) 3" x 0.131" NAILS, (3) 3" 14 GAGE STAPLES	
TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL		(2) 16d COMMON, (3) 3" x 0.131" NAILS, OR (3) 3" 14 GAGE STAPLES	
1" BRACE TO EACH STUD AND PLATE, FACE NAIL		(2) 8d COMMON, (2) 3" x 0.131" NAILS, OR (2) 3" 14 GAGE STAPLES	
1" x 6" SHEATING TO EACH BEARING, FACE NAIL		(2) 8d COMMON, (2) 3" x 0.128" NAILS	
1" x 8" AND WIDER SHEATING TO EACH BEARING, FACE NAIL		(3) 8d COMMON, (3" x 0.128" NAILS	
JOIST TO SILL OR GIRDER, TOENAIL		(3) 8d COMMON, (3) 3" x 0.131" NAILS, OR (3) 3" 14 GAGE STAPLES	
RIM JOIST, BLOCKING TO TOP PLATE, TOENAIL		8d (2 1/2" x 0.131") AT 6" o/c, 3" x 0.131" NAILS AT 6" o/c, OR 3" 14 GAGE STAPLES AT 6" o/c	
1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL		(2) 8d COMMON	
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL		(2) 16d COMMON	
2" PLANKS.		(2) 16d COMMON AT EACH BEARING	
BUILT-UP GIRDER AND BEAMS		20d COMMON AT 32" o/c, 3" x 0.131" NAILS AT 24" o/c, OR 3" 14 GAGE STAPLES AT 24" o/c AT TOP AND BOTTOM, STAGGERED	
LEDGER STRIP, EACH JOIST OR RAFTER, FACE NAIL		(3) 16d COMMON, (4) 3" x 0.131" NAILS, OR (4) 3" 14 GAGE STAPLES	
JOIST TO BAND JOIST, FACE NAIL		(3) 16d COMMON, (4) 3" x 0.131" NAILS, OR (4) 3" 14 GAGE STAPLES	
BRIDGING TO JOIST, TOENAIL EACH END		(2) 8d COMMON, (2) 3" x 0.131" NAILS, OR (2) 3" 14 GAGE STAPLES	
BRIDGING TO JOIST, TOENAIL EACH END		(2) 8d COMMON, (2) 3" x 0.131" NAILS, OR (2) 3" 14 GAGE STAPLES	

## MANUFACTURED LUMBER

- MANUFACTURED LUMBER: ALL MANUFACTURED SHALL HAVE ICC APPROVAL FOR THE LATEST BUILDING CODE.
- SIZES & STRENGTH: THE FOLLOWING MINIMUM DESIGN VALUES MUST BE ACHIEVED FOR EACH TYPE OF MANUFACTURED LUMBER SPECIFIED ON THE STRUCTURAL PLANS.

STRUCTURAL COMPOSITE LUMBER			
BEAM TYPE	MINIMUM DESIGN VALUES		
	Fb (PSI)	Fv (PSI)	E (PSI x 10 <sup>-6</sup> )
PSL - PARALLAM	2,900	290	2.2
LVL - MICROLAM	2,600	285	1.9
LSL - TIMBERSTRAND ALTERNATE: ROSBORO X-BEAM (24F-V4)	2,325	310	1.55
RIM - TIMBERSTRAND	1,700	400	1.3
- JOISTS: PROVIDE FLOOR JOISTS AS MANUFACTURED BY TRUS JOIST ENGINEERED WOOD PRODUCTS (TJ) PER ICC ES REPORT ESR-1153 OR APPROVED EQUAL. THE FLOOR JOIST SIZES NOTED ON PLAN REFERENCE PRODUCTS SHOWN IN THE FLOOR JOIST SPECIFICATIONS TABLE.

## GLUE LAMINATED LUMBER

- FABRICATION AND WORKMANSHIP: ALL FABRICATION AND WORKMANSHIP SHALL CONFORM TO THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED DOUGLAS FIR (COAST REGION) LUMBER BY THE WEST COAST LUMBERMENS ASSOCIATION AND CURRENT EDITION OF TIMBER CONSTRUCTION.
- MATERIAL: ALL GLUED LAMINATED MEMBERS SHALL BE DOUGLAS FIR COMBINATION 24F WITH WATERPROOF RESORCINOL OR PHENOL RESORCINOL GLUE CONFORMING TO THE FEDERAL SPECIFICATIONS MIL-A-397-B. REFERENCE THE FOLLOWING TABLE FOR GLU-LAM GRADE BASED ON USE:

GLUE-LAMINATED BEAM SPECIFICATIONS	
BEAM CONDITION	GRADE:
SIMPLY SUPPORTED	DF/DF 24F-V4
CANTILEVERED	DF/DF 24F-V8
CONTINUOUS OVER SUPPORTS	DF/DF 24F-V8

- FINISH: FINISH OF THE MEMBERS SHALL BE INDUSTRIAL APPEARANCE GRADE IN CONFORMANCE WITH THE STANDARD APPEARANCE GRADES OF THE A.I.T.C.
- INSPECTION: A CERTIFICATE OF INSPECTION FOR EACH GLU-LAM BEAM FROM AN APPROVED TESTING AGENCY SHALL BE SUBMITTED TO AND APPROVED BY THE LOCAL BUILDING DEPARTMENT AND BY THE ENGINEER PRIOR TO ERECTION. ALL GLU-LAM BEAMS SHALL BE PROPERLY IDENTIFIED TO THE SATISFACTION OF THE BUILDING DEPARTMENT. GLU-LAM BEAMS SHALL BE MARKED ANSI/ATC STANDARD A1901.1. THE CERTIFICATE SHOULD BE PROVIDED TO THE FIELD INSPECTOR AND SHALL STATE THE BEAM PROPERTIES AND CAMBER.
- CAMBER: ALL GLU-LAM BEAMS SHALL HAVE A STANDARD CAMBER BASED ON RADIUS OF 3500 FT., U.N.O.

## DEFERRED APPROVAL ITEMS & REQUIREMENTS

- THE ABBREVIATION "OC" WHERE SHOWN ON THE DRAWINGS INDICATES GENERAL CONTRACTOR, OR IN THE CASE WHERE THE PROJECT DOES NOT HAVE A GENERAL CONTRACTOR, THE CONTRACTOR RESPONSIBLE FOR THE DEFERRED SUBMITTAL ITEM(S).
- FOR ITEMS REQUIRING DEFERRED APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS. THE CONTRACTOR SHALL PREPARE ALL REQUIRED DOCUMENTS: CALCULATIONS, SHOP DRAWINGS, MATERIAL SPECIFICATIONS AND DATA SHEETS, ALL OF WHICH SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE. IN THE EVENT THAT THE CONTRACTOR IS UNABLE TO OBTAIN OUTSIDE STRUCTURAL ENGINEERING SERVICES, INNOVATIVE STRUCTURAL ENGINEERING (ISE) CAN BE CONTRACTED TO PERFORM SUCH SERVICES AT AN ADDITIONAL FEE. PRIOR TO THE CONTRACTORS SUBMITTAL TO THE BUILDING DEPARTMENT, ALL DOCUMENTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. THIS REVIEW IS LIMITED TO VERIFICATION THAT THE DESIGN COMPLIES WITH THE PROJECT DESIGN LOADING CRITERIA, THAT THE PRIMARY STRUCTURAL SYSTEM IS CAPABLE OF SUPPORTING THE IMPOSED LOADS AT CONNECTION POINTS, AND FOR COORDINATION AS REQUIRED. THE PREPARER OF THE DOCUMENTS IS SOLELY RESPONSIBLE FOR THEIR DESIGN. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR VERIFICATION OF CODE COMPLIANCE. THE CONTRACTOR SHALL SUBMIT THE DOCUMENTS TO THE BUILDING DEPARTMENT AND RESOLVE ALL PLAN CHECK CORRECTIONS TO OBTAIN A PERMIT. FABRICATION AND INSTALLATION OF DESIGN-BUILD AND DEFERRED APPROVAL ITEMS SHALL NOT PROCEED UNTIL THE DESIGN TEAM HAS REVIEWED THE DOCUMENTS AND THE CONTRACTOR HAS OBTAINED A PERMIT FOR THE ITEMS REQUIRING DEFERRED APPROVAL.
- THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES, THE ARCHITECT, AND OTHER CONSULTANTS. DESIGN SHALL INCLUDE THE DESIGN OF THE ELEMENT AND ITS CONNECTION TO THE STRUCTURE. THE STRUCTURAL ENGINEER HAS NOT DESIGNED THE FOLLOWING ITEMS:
  - METAL PLATE CONNECTED TRUSSES.
  - CURTAIN WALL, WINDOW WALL, LOUVER, AND GLAZING SYSTEMS.
  - HANDRAILS, GUARDRAILS, AND LANDINGS.
  - ARCHITECTURAL PRECAST CONCRETE AND GFRC PANELS.
  - SKYLIGHT SYSTEMS.
  - FIRE SPRINKLER SUPPORT.
  - CEILINGS.
  - ANCHORAGE OF EQUIPMENT AND COMPONENTS FOR MECHANICAL ELECTRICAL, PLUMBING, ETC.
  - SIGNAGE.
  - ANY STRUCTURE THAT IS NOT SHOWN ON THE STRUCTURAL DRAWINGS BUT IS REQUIRED BY OTHER DISCIPLINES, SUCH AS ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE, ETC.

## WOOD FRAMING

- SAWN LUMBER: ALL STRUCTURAL SAWN LUMBER SHALL BE DOUGLAS FIR LARCH WITH 19% MAXIMUM MOISTURE CONTENT OF THE FOLLOWING GRADES, CONFORMING TO STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, UNLESS NOTED OTHERWISE. THE LUMBER GRADES AS SPECIFIED BELOW MEET MINIMUM REQUIREMENTS.
  - MOISTURE CONTENT OF FRAMING MEMBERS SHALL BE VERIFIED IN ACCORDANCE WITH CAL GREEN BUILDING STANDARDS CODE 4.505.3.
- GRADE STAMPS: WHERE POSSIBLE ALL LUMBER GRADE STAMPS SHALL REMAIN ON LUMBER AFTER INSTALLATION. CONVENTIONAL LUMBER SHALL MEET DOC PS 20 REQ.
- PRESSURE TREATED LUMBER: ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FIR. ALL NAILS TO PLATES TREATED w/ BORATE MAY BE STANDARD NAILS, FOR ALL OTHER PRESSURE TREATED PLATES, USE HOT DIP GALVANIZED NAILS.
- PLYWOOD/OSB: EACH WOOD-BASED STRUCTURAL-USE PANEL USED FOR DIAPHRAGM CONSTRUCTION SHALL BE IDENTIFIED BY A REGISTERED STAMP OR BRAND OF AN ICC-APPROVED COMPLIANCE ASSURANCE AGENCY WOOD-BASED STRUCTURAL-USE PANELS SHALL MEET THE REQUIREMENTS OF DOC PS 1 OR PS 2. ALL PANELS SHALL BE GULED WITH EXTERIOR TYPE GLUE, MEETING APA SPECIFICATIONS. PANELS PERMANENTLY EXPOSED TO THE OUTDOORS SHALL BE EXTERIOR TYPE.
- METAL CONNECTORS: ALL METAL CONNECTORS SHALL BE THOSE MANUFACTURED BY SIMPSON STRONG TIE OR USP LUMBER CONNECTORS. THE NAILS FOR THESE CONNECTORS SHALL BE AS SPECIFIED BY THE MANUFACTURERS FOR CAPACITY OF THE HARDWARE. ALL CALLOUTS REFER TO SIMPSON PRODUCT CODES AND NAMES. REFER TO CROSS REFERENCE TABLES PROVIDED BY USP IN THEIR PRODUCT CATALOGS.
- FIRE STOPS: PROVIDE FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AT FLOOR, CEILING AND ROOF. FIRE STOPS SHALL BE 2x NOMINAL THICKNESS OF WOOD AND SHALL BE THE FULL WIDTH OF THE ENCLOSED SPACE. PLACE FIRESTOPS AT A MAXIMUM SPACING OF 10'-0" IN THE VERTICAL DIRECTION. PROVIDE 2x FIRE STOPS IN ALL FURRED SPACES, VERTICAL AND HORIZONTAL AND AT A MAXIMUM SPACING OF 10'-0" IN EACH DIRECTION AND AT THE SAME LINES AS FIRE STOPS IN ADJACENT STUD WALLS.
- BOLT HOLES: IN WOOD SHALL BE 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. ALL BOLTS SHALL HAVE A STANDARD OUT WASHER UNDER HEAD AND NUT UNLESS NOTED OTHERWISE.
- BOLTS: ALL BOLTS USED FOR WOOD CONNECTIONS SHALL BE ASTM A307, U.N.O. ALL NUTS AND BOLTS SHALL BE RT-TIGHTENED PRIOR TO THE APPLICATION OF SHEATHING, PLASTER, ETC.
- NOTCHING & CUTTING: STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY DETAILED. NOTCHING OF HORIZONTAL STRUCTURAL MEMBERS SHALL CONFORM TO THE BUILDING CODE. NOTCHING AND BORING OF STUDS AND TOP PLATES SHALL CONFORM TO THE BUILDING CODE.
- JOIST BLOCKING: PROVIDE 2x BLOCKING BETWEEN CONVENTIONAL JOISTS AND RAFTERS AT ALL BEARING SUPPORTS. PROVIDE SOLID BLOCKING AT JOIST SHEAR WALLS. PROVIDE BLOCKING WHEN JOISTS ARE NON CONTINUOUS OVER BEARING SUPPORT. FOR CONTINUOUS JOIST, PROVIDE (1) 16d PER JOIST TO TOP PLATE, AND OMIT BLOCKING AT BEARING SUPPORTS CROSS BRIDGING OR SOLID BLOCKING SHALL BE PROVIDED AT 8'-0" O/C MAXIMUM FOR ALL CONVENTIONAL JOISTS MORE THAN 12" DEEP UNLESS BOTH EDGES ARE HELD IN LINE FOR THEIR ENTIRE LENGTH.
- JOIST HANGERS: FOR JOISTS, PROVIDE SIMPSON 'IUS' HANGER. FOR CONVENTIONAL JOIST, USE SIMPSON 'LUS' HANGER, OR EQUIVALENT.
- BEAM BEARING: ALL BEAMS TO BE SUPPORTED WITH FULL BEARING UNLESS NOTED OTHERWISE.
- CONVENTIONAL FRAMING: ALL CONVENTIONAL FRAMED PORTIONS OF THE STRUCTURE ARE TO BE CONSTRUCTED PER SECTION 2308 OF THE CBC.
- WALLS ON WOOD FLOOR: PROVIDE SINGLE FLOOR JOIST BELOW NON-BEARING, PARALLEL WALLS 10'-0" OR LONGER.
- FINGER JOINTED STUDS: IT IS STRUCTURALLY ACCEPTABLE TO USE STRUCTURAL GLUED FINGER JOINTED LUMBER. ALL FINGER-JOINTED LUMBER MUST BE "CER EXT JNTS" AND CONFORM WITH THE WWPA'S GLUED PRODUCTS PROCEDURES AND QUALITY CONTROL. FINGER-JOINTED LUMBER IS TO BE STAMPED WITH "CER EXT JNTS" AND MAY BE USED INTERCHANGEABLE WITH ANY SOLID SAWN LUMBER PRODUCT OF THE SAME SPECIES AND GRADES. PLEASE REFER TO LUMBER SPECIFICATION IN THE STRUCTURAL GENERAL NOTES AND CALCULATIONS.
- PLATE WASHERS AT NON SILL PLATE APPLICATION: MINIMUM SIZE FOR SQUARE PLATE WASHERS: (REFER TO PLANS FOR SILL PLATE WASHER REQUIREMENTS.)

PLATE WASHERS NON SILL PLATE APPLICATION	
BOLT SIZE	PLATE WASHER SIZE
1/2"	7/8" x 2" x 2"
3/4"	1 1/2" x 2 1/2" x 2 1/2"
3/4"	3/4" x 2 3/4" x 2 3/4"
1"	1 1/2" x 3" x 3"
1"	3/4" x 3 3/4" x 3 3/4"

## WOOD MANUFACTURED PLATED TRUSSES

- MANUFACTURED PLATED TRUSSES ARE A DEFERRED SUBMITTAL ITEM. SEE DESIGN/BUILD NOT SECTION FOR REQUIREMENTS.
- GRAVITY LOADS: REFER TO PROJECT DESIGN CRITERIA FOR ALL ROOF & FLOOR MEMBER GRAVITY LOAD REQUIREMENTS. TRUSSES SHALL BE DESIGNED WITH CONSIDERATION FOR ALL SUPERIMPOSED LOADING, SUCH AS CHIMNEY FLUE FRAMING, MECHANICAL EQUIPMENT, ETC.
- LATERAL LOADS: TRUSSES SHALL BE DESIGNED FOR SPECIFIC DRAG LOADS NOTED ON THE STRUCTURAL PLANS. ALL GABLE END TRUSSES SHALL BE DESIGNED FOR A MINIMUM 1000sf LATERAL LOAD.
- MATERIAL: ALL TRUSSES SHALL UTILIZE DOUGLAS FIR LUMBER UNLESS NOTED OTHERWISE.
- DESIGN & CONSTRUCTION: THE STRUCTURAL DESIGN, MEANS OF CONSTRUCTION AND BRACING OF TRUSSES IS THE SOLE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND ENGINEER OF RECORD FOR THE TRUSS DESIGN AND NOT ISE.
- SHOP DRAWINGS: THE TRUSS SUPPLIER SHALL SUBMIT SHOP DRAWINGS TO ISE FOR REVIEW AND APPROVAL FOR GENERAL CONFORMANCE TO THE BUILDING STRUCTURAL DESIGN. THE SHOP DRAWINGS SHOULD INCLUDE A FLOOR PLAN LAYOUT AND DESIGN FOR EACH SPECIFIC TRUSS. THE TRUSS CALCULATION SHOULD INCLUDE MATERIAL TYPE, LOADING, TRUSS PROFILE AND REACTIONS.
- HANGERS: THE TRUSS SUPPLIER SHALL SPECIFY ALL TRUSS TO TRUSS & TRUSS TO FRAMING MEMBER HANGERS.
- LAYOUT & SPACING: THE STRUCTURAL PLANS SPECIFY A RECOMMENDED SPACING OF TRUSSES. THE TRUSS DESIGN PACKAGE DETERMINES THE FINAL SPACING OF TRUSSES. THE INTENT OF THE STRUCTURAL PLANS IS A RECOMMENDATION AND IN NO WAY REPRESENTS THE FINAL TRUSS SHAPE, CONFIGURATION OR SPACING.
- TRUSS DEFLECTION SHALL BE LIMITED TO THE FOLLOWING:

DEFLECTION CRITERIA		
LEVEL	LIVE LOAD	TOTAL LOAD
ROOF	L/360	L/240

## REINFORCING STEEL

- REINFORCING STEEL:
  - ALL BARS U.N.O.: ASTM A615, GRADE 60
  - BARS TO BE WELDED: ASTM A706, GRADE 60
  - ADDITIONAL REQUIREMENTS FOR BARS EXCLUDING TIES IN DUCTILE MOMENT RESISTING FRAMES AND BOUNDARY ELEMENTS IN SHEAR WALLS: NO ADDITIONAL REQUIREMENTS IF ASTM A706, GRADE 60 BARS USED. ASTM615, GRADE 60 BARS ARE PERMITTED PROVIDED ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED SPECIFIED YIELD STRENGTH BY MORE THAN 16,000 PSI (RETESTS SHALL NOT EXCEED THIS VALUE BY MORE THAN AN ADDITIONAL 3,000 PSI) AND RATIO OF ACTUAL ULTIMATE TENSILE STRESS TO ACTUAL TENSILE YIELD STRENGTH IS NOT LESS THAN 1.25.
- WIRE AND SPIRAL REINFORCING:
  - SMOOTH WELDED WIRE FABRIC (W.W.F.): ASTM A185, FY=65 KSI, FLAT SHEETS ONLY. DO NOT USE ROLLED MESH. LAP SPACES (1 FOOT MINIMUM), OFFSET LAPS IN ADJACENT SHEETS TO AVOID CONTINUOUS LAPS.
  - DEFORMED WIRE STRIPS (D4 AND LARGER ONLY): ASTM A497, FY=65 KSI.
  - SPIRAL REINFORCING: ASTM A82, GRADE 60
- SHOP DRAWINGS: ACI 315, PART B. SHOW REINFORCING STEEL PLACEMENT INCLUDING SIZES, QUANTITIES, SPACING, CLEARANCES, SPICE LOCATIONS, LAP LENGTHS, AND CONCRETE COVERAGES AND SUBMIT TO ARCHITECT (STRUCTURAL ENGINEER), PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS IF INSUFFICIENT CLEAR DISTANCES BETWEEN REINFORCING STEEL AND OTHER CONGESTION IS ENCOUNTERED. NOTIFY SPECIAL INSPECTOR OF ADJUSTMENTS MADE FORM APPROVED CONTRACT DOCUMENTS WHICH ARE INDICATED ON ACCEPTED SHOP DRAWINGS THAT FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.
- SPICE LOCATIONS: SPICE #5 BARS AND LARGER ONLY AT LOCATIONS INDICATED. IF ADDITIONAL SPICE LOCATIONS ARE PROPOSED, PROMPTLY NOTIFY ARCHITECT (STRUCTURAL ENGINEER) PRIOR TO DEVELOPING SHOP DRAWINGS.
  - SPICES IN WALLS: LOCATE SPICES IN HORIZONTAL BARS AT WELL-STAGGERED LOCATIONS. DO NOT SPICE VERTICAL BARS EXCEPT AT HORIZONTAL SUPPORTS SUCH AS FLOOR AND ROOF DIAPHRAGMS.
- MINIMUM CLEARANCES BETWEEN PARALLEL REINFORCING STEEL INCLUDING DISTANCE BETWEEN SETS OF SPICED BARS: 1" OR 1 db, WHICHEVER IS GREATER. 1 1/2" OR 1+ db WHICHEVER IS GREATER, AT COLUMNS, PIERS, AND PLASTERS ONLY. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.
- DOWELS AT CONSTRUCTION JOINTS: PROVIDE DOWELS MATCHING SIZE AND QUANTITY OF REINFORCING STEEL INTERRUPTED AT CONSTRUCTION JOINTS, UNLESS DETAILED OTHERWISE.
- PLACEMENT OF BARS IN WALLS: PLACE VERTICAL BARS CLOSEST TO WALL SURFACES AT CURTAINS CONTAINING VERTICAL AND HORIZONTAL BARS OF THE SAME SIZE. IN CURTAINS WHICH VERTICAL AND HORIZONTAL BARS ARE OF DIFFERENT SIZES OR SPACING, PLACE LAYER WITH MOST STEEL AREA CLOSEST TO NEAR WALL SURFACE.
- BARS TERMINATING AT WALLS, COLUMNS, BEAMS, AND FOUNDATIONS: EXTEND BARS TO WITHIN 2' (3" AT CONCRETE POURED AGAINST EARTH) OF FAR FACE OF WALL, COLUMN, BEAM OR FOUNDATION AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.
- BARS INTERRUPTED BY STRUCTURAL STEEL: EXTEND BARS TO WITHIN 2" OF STEEL FACE AND PROVIDE STANDARD ACI 90-DEGREE HOOK UNLESS DETAILED OTHERWISE.
- WELDING: AWS D11.4, EXCEPT AS MODIFIED BY APPLICABLE CODE STANDARD 19-1. SEE RGA #3-77 OF CITY OF LOS ANGELES 19" BOOK FOR ADDITIONAL REQUIREMENTS IF GOVERNING CODE AUTHORITY IS CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.
  - ACCEPTABLE REINFORCING STEEL FOR WELDING ASTM A706: IF WELDING OF REINFORCING STEEL OTHER THAN A706 IS DESIRED, SUBMIT PROPOSED PROCEDURE, INDICATING CONFORMANCE TO APPLICABLE CODE AND REQUIREMENTS OF GOVERNING CODE AUTHORITY, TO ARCHITECT (STRUCTURAL ENGINEER) FOR ACCEPTANCE AND TO GOVERNING CODE AUTHORITY FOR APPROVAL PRIOR TO EXECUTION.
  - WELDER CERTIFICATION: GOVERNING CODE AUTHORITY.
- BENDING: BEND COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). DO NOT FIELD-BEND REINFORCING STEEL BARS EMBEDDED IN CONCRETE UNLESS OTHERWISE ACCEPTED IN WRITING BY ARCHITECT (STRUCTURAL ENGINEER).
- LAP SPICES: PROVIDE CLASS B SPICES UNLESS INDICATED OTHERWISE.

## PROPRIETARY ANCHORAGES AND FASTENERS

- ANCHORAGES:
  - DRILL AND EPOXY ANCHORS: SIMPSON SET XP EPOXY ADHESIVE SYSTEM USING THREADED STEEL RODS CONFORMING TO ASTM-F1554, GRADE 36, OR REINFORCING STEEL CONFORMING TO ASTM A615 OR A706, GRADE 60, COMPLYING WITH ICC ES ESR 2508 & LARR 25744. INSTALLERS TO BE CERTIFIED BY MANUFACTURER.
  - MECHANICAL ANCHORS: SIMPSON STRONG BOLT 2 CARBON STEEL EXPANSION ANCHORS COMPLYING WITH ESR 3037 & LARR 25891.
  - WELDED SHEAR STUDS: NELSON XSL FLUX FILLED, HEADED STUD ANCHORS, 60,000 PSI MINIMUM ULTIMATE TENSILE STRENGTH, AUTOMATICALLY END WELDED IN FIELD CONFIRMING TO ASTM A108 AND COMPLYING WITH ICC ES REPORT NO. 2614 & LARR 02725.
  - WELDED DEFORMED ANCHORS: NELSON D2L, COLD ROLLED, DEFORM



QUALITY ASSURANCE (STRUCTURALOBSERVATION, MATERIALS TESTING, AND SPECIAL INSPECTION).

1. **STRUCTURAL OBSERVATION:**
- A. **COORDINATION RESPONSIBILITIES OF CONTRACTOR:** NOTIFY ARCHITECT (STRUCTURAL ENGINEER) 48 HOURS IN ADVANCE OF CRITICAL STAGES OF CONSTRUCTION INDICATED BELOW. SO VISITS MAY BE SCHEDULED BY STRUCTURAL OBSERVER. FAILURE BY CONTRACTOR TO MEET OBSERVATION SCHEDULE MAY REQUIRE REMOVAL OF SUBSEQUENT WORK FOR OBSERVATION. CONTRACTOR TO BEAR COSTS OF REMOVAL AND REPLACEMENT OF FINISHED WORK OR FRAMING DAMAGED BY REMOVAL PROCESS OR AS REQUIRED FOR CORRECTIVE ACTION.
- B. **PRE-CONSTRUCTION MEETING:** OWNER MAY COORDINATE AND CALL FOR MEETING BETWEEN ARCHITECT (STRUCTURAL ENGINEER) RESPONSIBLE FOR STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND SPECIAL INSPECTOR. STRUCTURAL OBSERVER WILL PRESIDE OVER THIS MEETING. PURPOSE OF MEETING IS TO IDENTIFY MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT VERTICAL AND LATERAL LOAD RESISTING SYSTEMS OF STRUCTURE AND TO REVIEW SCHEDULE OF STRUCTURAL OBSERVATION, MATERIALS TESTING, AND SPECIAL INSPECTION OF PROJECT.
- C. **CRITICAL STAGES OF CONSTRUCTION REQUIRING STRUCTURAL OBSERVATION:**
- i. CASTING OF FIRST CONCRETE FOOTINGS.
- ii. FRAMING OBSERVATIONS.
2. **MILL TEST REPORTS CERTIFYING MATERIALS:** CONTRACTOR TO SUBMIT MILL TEST REPORTS CERTIFYING REINFORCING STEEL, STRESSING TENDONS, AND STRUCTURAL STEEL ARE OF IDENTIFIABLE TESTED STOCK TO OWNER, SPECIAL INSPECTOR, ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. ENSURE MATERIALS ARE PROPERLY TAGGED FOR IDENTIFICATION. IF MILL TEST REPORTS CANNOT BE MADE AVAILABLE OR IF MATERIAL CANNOT BE IDENTIFIED, TESTING LABORATORY WILL PERFORM TESTS AS DIRECTED BY ARCHITECT (STRUCTURAL ENGINEER). CONTRACTOR SHALL PAY TESTING RELATED TO TESTS AND INSPECTIONS OF UNIDENTIFIABLE MATERIALS FURNISHED WITHOUT MILL LABORATORY FOR COSTS TEST REPORTS, MATERIALS FOUND DEFICIENT AFTER INITIAL TESTS AND INSPECTIONS, OR MATERIALS REPLACING DEFICIENT MATERIALS.
- A. **ULTRASONIC EXAMINATION OF HEAVY ROLLED SHAPES AND THICK PLATES AT PROPOSED WELDED MOMENT CONNECTIONS:** WHERE COMPLETE PENETRATION GROOVE WELDS OCCUR AT GROUPS 4 AND 5 STRUCTURAL STEEL SHAPES, AS DEFINED IN ASTM A6, AND PLATES EXCEEDING 2 INCHES THICK, SUBMIT MILL TEST REPORTS TO ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. MILL TEST REPORTS SHALL CERTIFY THAT CHART V-NOTCH TESTING WAS CONDUCTED IN COMPLIANCE WITH ASTM A6, SUPPLEMENTARY REQUIREMENT S5, INCLUDING IMPACT TEST COMPLYING WITH ASTM A673 AT FREQUENCY P WITH MINIMUM AVERAGE VALUE OF 20 FT.-LBS. ABSORBED ENERGY AT 70 DEGREES FAHRENHEIT.
3. **CERTIFICATE OF COMPLIANCE FOR OFFSITE FABRICATION:** SUBMIT FOR STRUCTURAL STEEL, GLU-LAMS, AND PLYWOOD-WEB JOISTS, PRECAST CONCRETE IN COMPLIANCE WITH APPLICABLE CODE SECTION 1701.7. SUBMIT TO OWNER, TESTING LABORATORY, ARCHITECT (STRUCTURAL ENGINEER) AND GOVERNING CODE AUTHORITY.
4. **WELD TESTING AND INSPECTION:** TESTING LABORATORY WILL SUBMIT WELD TEST RESULTS TO OWNER, CONTRACTOR, ARCHITECT (STRUCTURAL ENGINEER) AND, UPON REQUEST, TO GOVERNING CODE AUTHORITY. SEE SPECIFICATIONS FOR TESTING REQUIREMENTS NOT INDICATED ON STRUCTURAL DRAWINGS.
- A. **STRUCTURAL STEEL WELDING:** APART FROM VISUAL INSPECTION AND REVIEW OF FABRICATION AND ERECTION REPORTS OF FABRICATOR/ERECTOR'S OWN QUALITY CONTROL, TESTING AND INSPECTION, OWNER'S TESTING LABORATORY WILL PERFORM INDICATED SHOP AND FIELD INSPECTION AND TESTING. TESTING LABORATORY WILL BE AWS Q-C-1 CERTIFIED AND WILL PROVIDE INSPECTORS FOR CONTINUOUS INSPECTION OF STEEL FABRICATION AND ERECTION AND STRUCTURAL WELDING. SHOP AND FIELD TESTING OF MATERIALS AND WELDING WILL BE AS FOLLOWS:
- i. ULTRASONIC TESTING IS REQUIRED FOR ALL (100%) PARTIAL AND COMPLETE PENETRATION WELDS. TEST GROOVE WELDING ON CONTINUITY PLATES BY ULTRASONIC TESTING AFTER BEAM FLANGE WELD CONNECTION. TESTING WILL BE PERFORMED 24 HOURS OR MORE AFTER COMPLETION OF WELDING. WELD BACKING REMOVAL AREAS AND FILLET WELDS WILL BE SUBJECTED TO MAGNETIC PARTICLE EXAMINATION.
- ii. BASE METAL THICKER THAN 1-1/2 INCHES, SUBJECTED TO THROUGH THICKNESS WELD SHRINKAGE, WILL BE ULTRASONICALLY TESTED DIRECTLY BEHIND SUCH WELDS 48 HOURS OR MORE AFTER COMPLETION OF WELDING.
- iii. WELDS SHALL BE VISUALLY INSPECTED AND PERIODICALLY MEASURED (15 PERCENT MINIMUM).
- iv. CHECK 10 PERCENT OF FILLET WELDS BY MAGNETIC PARTICLE (ASTM E709-08 METHOD). CHECK 25 PERCENT OF CONTINUITY PLATE FILLET WELDS AND BEAM FILLET WELDS (100 PERCENT IN MOMENT ZONES) BY MAGNETIC PARTICLE.
- v. ULTRASONICALLY TEST COLUMN FLANGES LOCATED AT PROPOSED WELDED MOMENT CONNECTIONS, CONTINUITY PLATES, DOUBLER PLATES AND BASE PLATES WHERE COLUMN FLANGE OR PLATE THICKNESS EXCEEDS 1-1/2 INCHES. TEST FOR EVIDENCE OF LAMINATIONS, INCLUSIONS OR OTHER DISCONTINUITIES IN ACCORDANCE WITH ASTM A435. STRAIGHT BEAM STRUCTURAL SHAPES, AS APPLICABLE. TEST ZONE TO INCLUDE AREA 6 INCHES ABOVE AND BELOW EACH BEAM FLANGE CONNECTION. FOR PLATES, ANY DISCONTINUITY CAUSING A TOTAL LOSS OF BACK REFLECTION NOT CONTAINED WITHIN 3-INCH DIAMETER CIRCLE, OR ONE-HALF THICKNESS OF PLATE, WHICHEVER IS GREATER, WILL BE REJECTED. FOR ROLLED SHAPES, ASTM B98, LEVEL 1 CRITERIA APPLIES. TESTING WILL BE PERFORMED ON MATERIAL PRIOR TO FABRICATION, AFTER FABRICATION, AND AFTER FINAL WELDING OF BEAM.
- vi. AMPERAGE, VOLTAGE, POLARITY AND ELECTRODE STICK OUT WILL BE VERIFIED FOR COMPLIANCE WITH ELECTRODE MANUFACTURER'S RECOMMENDATIONS.
5. **CONTINUOUS SPECIAL INSPECTION:** UNLESS OTHERWISE INDICATED, CONTINUOUS SPECIAL INSPECTION WILL BE PERFORMED BY SPECIAL INSPECTOR COMPLYING WITH APPLICABLE CODE SECTION 1701 AND SPECIFICALLY APPROVED BY GOVERNING CODE AUTHORITY FOR EACH INSPECTION CATEGORY BELOW. PERIODIC INSPECTION IS NOT PERMITTED UNLESS INDICATED IN THE PROGRAM OR OTHERWISE ACCEPTED BY ARCHITECT (STRUCTURAL ENGINEER). SEE SPECIFICATIONS FOR ADDITIONAL SPECIAL INSPECTION REQUIREMENTS.

## ABBREVIATIONS

AB	=	ANCHOR BOLT	GT	=	GIRDER TRUSS
ABV	=	ABOVE	HDR	=	HEADER
ADDL	=	ADDITIONAL	HGR	=	HANGER
ALT	=	ALTERNATE	IBC	=	INTERNATIONAL BUILDING CODE
AWA	=	ALIGN WITH ABOVE	IN	=	INCH
BEW	=	BOTTOM EACH WAY	INFO	=	INFORMATION
BLK	=	BLOCK	INT	=	INTERIOR
BLKG	=	BLOCKING	JST	=	JOIST
BLW	=	BELOW	LSL	=	LAMINATED STRAND LUMBER
BM	=	BEAM	LVL	=	LAMINATED VENEER LUMBER
BN	=	BOUNDARY NAILING	MAX	=	MAXIMUM
BRG	=	BEARING	MFR	=	MANUFACTURER
BTM	=	BOTTOM	MN	=	MINIMUM
BTWN	=	BETWEEN	MULT	=	MULTIPLE
BTR	=	BETTER	N/A	=	NOT APPLICABLE
CBC	=	CALIFORNIA BUILDING CODE	N/P	=	NOT PROVIDED
CLG	=	CEILING	O/C	=	ON CENTER
CONC	=	CONCRETE	PI	=	PLASTICITY INDEX
DBL	=	DOUBLE	PLT	=	PLATE
DF	=	DOUGLAS FIR	PLYWD	=	PLYWOOD
DIA	=	DIAMETER	PNL	=	PANEL
DJ	=	DECK JOIST	PBL	=	PARALLEL STRAND LUMBER
DP	=	DEEP	PT	=	POST TENSION
DR	=	DROP	REV	=	REVISION
EA	=	EACH	RF	=	ROOF
EI	=	EXPANSION INDEX	RR	=	ROOF RAFTER
EMBED	=	EMBEDMENT	SHTG	=	SHEATHING
EN	=	EDGE NAILING	SIM	=	SIMILAR
EW	=	EACH WAY	SPN	=	SOLE PLATE NAILING
EWB	=	ENGINEERED WOOD BEAM	SQ	=	SQUARE
EXT	=	EXTERIOR	SQSH	=	SQUASH
FA	=	FROM ABOVE	STD	=	STANDARD
FDN	=	FOUNDATION	SW	=	SHEAR WALL
FH	=	FULL HEIGHT	TP	=	TOP PLATE
FJ	=	FLOOR JOIST	TSL	=	TRIANGULAR STRAND LUMBER
FL	=	FLUSH	TYP	=	TYPICAL
FLR	=	FLOOR	UBC	=	UNIFORM BUILDING CODE
FNGR	=	FINGER	UNO	=	UNLESS NOTED OTHERWISE
FRMG	=	FRAMING	WWM	=	WELDED WIRE MESH
FT	=	FEET	W	=	WITH
GA	=	GAGE	W/O	=	WITHOUT
GLB	=	GLU-LAM			

DEPUTY SPECIAL INSPECTOR

1. DEPUTY SPECIAL INSPECTIONS SHALL BE PROVIDED BY:
- COMPANY NAME:
2. SPECIAL INSPECTOR SHALL BE HIRED BY THE OWNER TO PROVIDE SPECIAL INSPECTIONS AS REQUIRED PER THE PLANS.
3. SPECIAL INSPECTOR: A QUALIFIED PERSON, EMPLOYED BY THE OWNER, WHO HAS DEMONSTRATED COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. DUTIES INCLUDE VISUAL INSPECTIONS AND FIELD MEASUREMENTS OF MATERIALS, OBTAINING SPECIMENS FOR TESTS AND RELATED ACTIONS INCLUDING PREPARATION OF REPORTS.
4. CONTINUOUS INSPECTION: ON SITE INSPECTION BY THE SPECIAL INSPECTOR ON A CONTINUOUS BASIS OBSERVING ALL WORK REQUIRING SPECIAL INSPECTION.
5. PERIODIC INSPECTION: INTERMITTENT INSPECTION AS PERMITTED BY THE PLAN, SPECIFIED AT PRE-DETERMINED INTERVALS OR MORE FREQUENTLY AS WORK PROGRESSES. NO SIGNIFICANT ELEMENTS OR AREAS SHALL BE COVERED BY ADDITIONAL WORK UNTIL APPROVED BY THE BUILDING OFFICIAL AND/OR SPECIAL INSPECTOR.
6. REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN A TIMELY MANNER AS DETERMINED BY THE BUILDING OFFICIAL.

ENGINEER OF RECORD - STRUCTURAL OBSERVATION PROGRAM	
STRUCTURAL OBSERVATIONS FOR SEISMIC & WIND RESISTANCE:	
1. THE OWNER SHALL EMPLOY THE ENGINEER REGISTERED/LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATION(S).	
ENGINEER IN RESPONSIBLE CHARGE/ENGINEER OF RECORD:	
NAME:	SHAWN LOTHROP, SE
LIC #:	55627
OBSERVER DESIGNATED BY E.O.R. RESPONSIBLE FOR STRUCTURAL OBSERVATION(S):	
NAME:	SHAWN LOTHROP, SE
LIC #:	55627
2. STRUCTURAL OBSERVATIONS SHALL BE PROVIDED BY THE DESIGNATED STRUCTURAL OBSERVER FOR ALL BUILDINGS AT THE FOLLOWING STAGES OF CONSTRUCTION, UNLESS OTHERWISE AUTHORIZED OR REQUESTED IN WRITING BY THE BUILDING OFFICIAL:	
A. PRE-CONCRETE POUR REBAR OBSERVATION	
B. WOOD FRAMING OBSERVATION PRIOR TO COVERING w/ FINISH & AFTER ROOF LOAD	
3. PRIOR TO COMMENCEMENT OF OBSERVATION, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING DEPARTMENT A WRITTEN STATEMENT IDENTIFYING THE FREQUENCY AND EXTENT OF THE STRUCTURAL OBSERVATION.	
4. AT THE CONCLUSION OF WORK, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING DEPARTMENT A WRITTEN STATEMENT THAT THE STRUCTURAL OBSERVATION VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.	

SPECIAL INSPECTION PROGRAM PER SECTION 1705					
REQUIRED VERIFICATIONS AND INSPECTIONS OF SEISMIC RESISTANCE			REQUIRED VERIFICATION AND INSPECTION OF MISCELLANEOUS ITEMS		
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
1. SEISMIC FORCE RESISTING SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, F			1. INSPECTOR SHALL INSPECT WOOD HIGH LOAD DIAPHRAGMS PER TABLE 2306.3.2. CHECK PANEL GRADE, THICKNESS, MEMBERS SIZES AT ADJOINING PANEL EDGES & NAILS OR STAPLES.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. DESIGNATED SEISMIC SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E, F:			2. SPRAYED FIRE RESISTANT MATERIALS PER 1704.10	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A. STRUCTURAL STEEL: REQUIRED IN ACCORDANCE WITH QUALITY ASSURANCE PLAN OF AISC 341. EXCEPT AT:			REQUIRED VERIFICATION AND INSPECTION OF SOILS - TABLE 1705.6		
i.a. STEEL STRUCTURES IN CATEGORY C WITH $R \leq 3$ EXCLUDING CANTILEVERED COLUMN SYSTEMS			VERIFICATION AND INSPECTION		
i.b. ORDINARY MOMENT FRAMES, ULTRASONIC AND MAGNETIC PARTICLE TESTING OF CIP WELDS ARE ONLY REQUIRED AT DEMAND CRITICAL WELDS.			1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B. STRUCTURAL WOOD:			2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. GLUING OPERATIONS OF SEISMIC RESISTING SYSTEM			3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC RESISTING SYSTEM INCLUDING: WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.			4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXCEPTION: NOT REQUIRED AT SHEAR WALLS, DIAPHRAGMS INCLUDING NAILING, BOLTING, ANCHORING TO OTHER MEMBERS OF THE SEISMIC SYSTEM WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4" O.C.			5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. COLD-FORMED STEEL FRAMING: INSPECTION OF WELDING OF SEISMIC RESISTING SYSTEM, SCREW ATTACHMENT, BOLTING, ANCHORING, AND FASTENING OF ITEMS IN SEISMIC RESISTING SYSTEM, INCLUDING STRUTS, BRACES, AND HOLD-DOWNS.			SOILS INSPECTION EXCEPTIONS: (1704.7)		
EXCEPT: IF SHEATHING IS GYPSUM OR FIBERBOARD, OR IF SHEATHING IS WOOD STRUCTURAL PANEL OR STEEL SHEETS ON ONE SIDE WITH FASTENERS MORE THAN 4" O.C.			1. SPECIAL INSPECTION IS NOT REQUIRED DURING PLACEMENT OF CONTROLLED FILL HAVING A TOTAL DEPTH OF 12" OR LESS.		
D. STORAGE RACKS AND ACCESS FLOORS: REQUIRED DURING ANCHORAGE OF ACCESS FLOORS AND STORAGE RACKS 8 FEET OR HIGHER IN SEISMIC DESIGN CATEGORY D, E, F.			REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION		
E. ARCHITECTURAL COMPONENTS: REQUIRED DURING ERECTION & FASTENING OF EXTERIOR CLADDING, INTERIOR & EXTERIOR NON-BEARING WALLS, VENEER IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY D, E, F.			VERIFICATION AND INSPECTION		
EXCEPTIONS: SPECIAL INSPECTION IS NOT REQUIRED FOR:			1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. EXTERIOR CLADDING, NON-BEARING WALLS & VENEER 30FT OR LESS ABOVE GROUND.			2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3, ITEM 5B.	<input type="checkbox"/>	<input type="checkbox"/>
2. CLADDING & VENEER WEIGHING 5 PSF OR LESS.			3. INSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS WERE INCREASED OR WHERE STRENGTH DESIGN IS USED.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. INTERIOR NON-BEARING WALLS WEIGHING 15 PSF OR LESS.			4. INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G. ELECTRICAL AND MECHANICAL COMPONENTS:			5. VERIFYING USE OF REQUIRED DESIGN MIX.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I. ANCHORAGE OF ELECTRICAL EQUIPMENT FOR EMERGENCY OR STANDBY POWER SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, F.			6. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
II. INSTALLATION OF ANCHORAGE OF OTHER ELECTRICAL EQUIPMENT IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, F.			7. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
III. INSTALLATION OF PIPING SYSTEMS INTENDED TO CARRY FLAMMABLE, COMBUSTIBLE OR HIGHLY TOXIC CONTENTS AND THEIR ASSOCIATED MECHANICAL UNITS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, F.			8. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV. INSTALLATION OF HVAC DUCTWORK THAT WILL CONTAIN HAZARDOUS MATERIALS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, F.			9. INSPECTION OF PRESTRESSED CONCRETE:		
V. INSTALLATION OF VIBRATION ISOLATION SYSTEMS IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E, F WHERE THE CONSTRUCTION DOCUMENTS REQUIRE A NOMINAL CLEARANCE OF 0.25 INCHES OR LESS BETWEEN THE EQUIPMENT SUPPORT FRAME AND RESTRAINT.			A. APPLICATION OF PRESTRESSING FORCES.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. SEISMIC ISOLATION SYSTEM: FABRICATION AND INSTALLATION OF ISOLATOR UNITS AND ENERGY DISSIPATION DEVICES THAT ARE PART OF THE SEISMIC ISOLATION SYSTEM.			B. GROUTING OF BONDED PRESTRESSING TENDONS IN THE SEISMIC-FORCE-RESISTING SYSTEM.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REQUIRED VERIFICATIONS AND INSPECTIONS OF WIND RESISTANCE			9. ERECTION OF PRECAST CONCRETE MEMBERS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	10. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POSTTENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1. REQUIRED IN WIND EXPOSURE CATEGORY B, WHERE 3-SECOND GUST BASIC WIND SPEED IS 120 MPH OR GREATER.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. REQUIRED IN WIND EXPOSURE CATEGORY C OR D, WHERE THE 3-SECOND GUST BASIC WIND SPEED IS 110 MPH OR GREATER.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. INSPECTION OF POST INSTALLED MECHANICALLY OR ADHESIVE TYPE CONCRETE ANCHORS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IF EITHER OF THE CONDITIONS ARE MET ABOVE THEN SPECIAL INSPECTION OF THE FOLLOWING ITEMS IS REQUIRED:			CONCRETE INSPECTION EXCEPTIONS: (1704.4) SPECIAL INSPECTION IS NOT REQUIRED FOR:		
1. ROOF CLADDING.			1. ISOLATED SPREAD FOOTINGS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK.		
2. WALL CLADDING.			2. CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF BUILDINGS THREE STORIES OR LESS ABOVE GRADE PLANE THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE:		
3. REQUIRED FOR WOOD & COLD FORM STEEL AS OUTLINED IN SEISMIC SECTION 1707 ABOVE.			2.1. THE FOOTINGS SUPPORT WALLS OF LIGHT FRAME CONSTRUCTION;		
			2.2. THE FOOTINGS ARE DESIGNED IN ACCORDANCE WITH 1809.7; OR 2.3 THE STRUCTURAL DESIGN OF THE FOOTING IS BASED ON $f_c \leq 2,500$ PSI OR LESS, REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE IN THE CONSTRUCTION DOCUMENTS OR USED IN THE FOOTING CONSTRUCTION.		
			3. NON STRUCTURAL CONCRETE SLABS SUPPORTED DIRECTLY ON THE GROUND, INCLUDING PRESTRESSED SLABS ON GRADE, WHERE THE EFFECTIVE PRE-STRESS IS LESS THAN 150 PSI. 4. CONCRETE FOUNDATION WALLS CONSTRUCTED WITH TABLE 1807.1.6.2.5. CONCRETE PATIOS, DRIVEWAYS AND SIDEWALKS ON GRADE.		

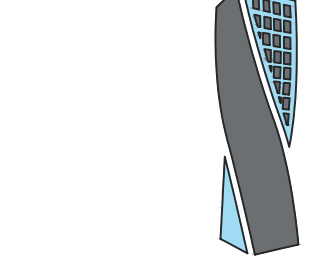
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ISSUANCE DATE  
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ARCHITECT

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GENERAL  
STRUCTURAL NOTES

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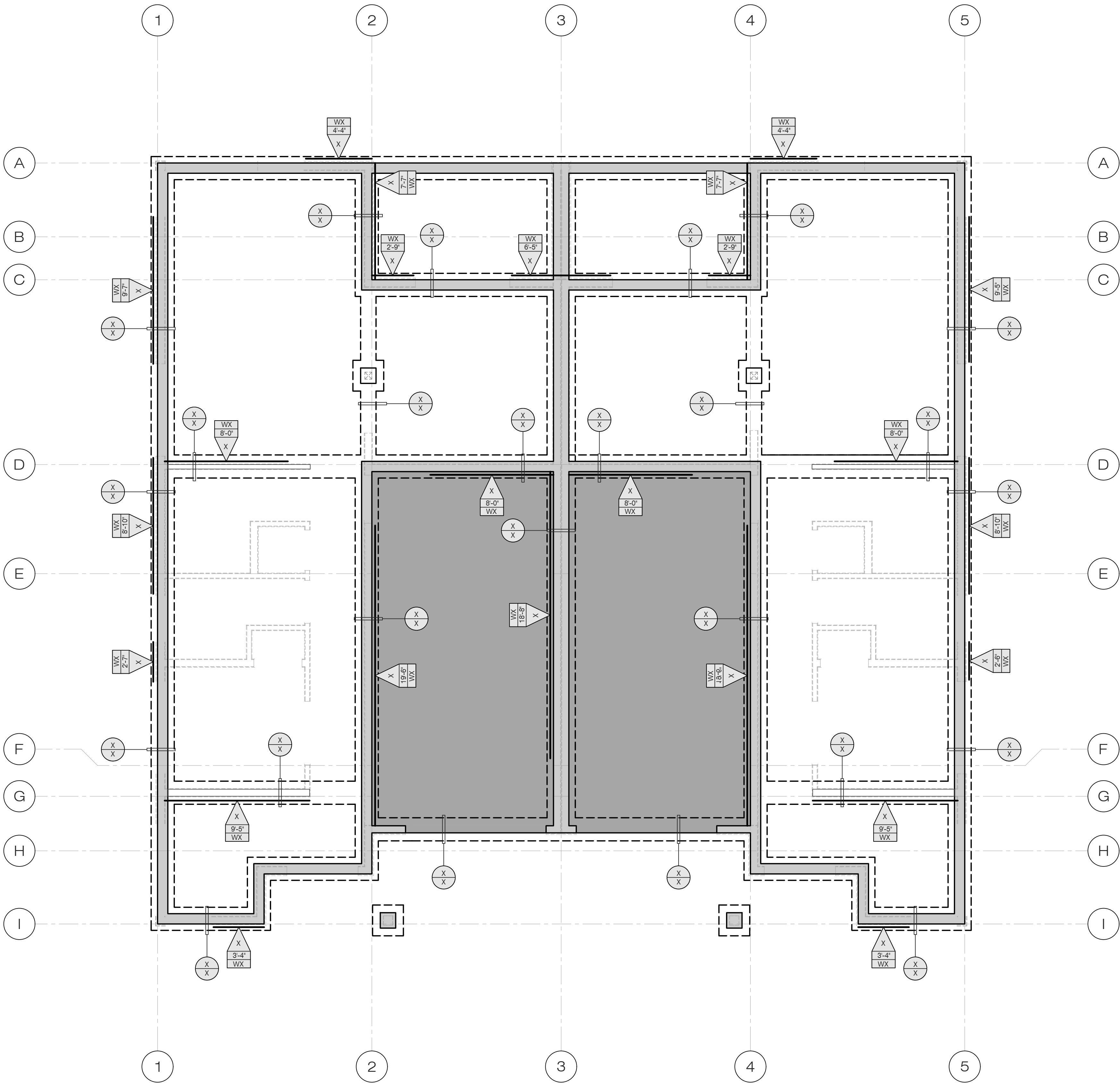
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SN3

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GENERAL NOTES

- 1. REFER TO 'SN' SERIES SHEETS FOR GENERAL NOTES AND 'SD' SERIES SHEETS FOR TYPICAL STRUCTURAL DETAILS.
- 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN ON THIS PLAN. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION, AND NOTIFY OUR OFFICE IMMEDIATELY IF DISCREPANCIES EXIST BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS.

FOUNDATION NOTES

- 1. REFER TO ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR EXTERIOR SLABS, CURBS, WALKS, RAMPS, RAILING, SLAB DEPRESSIONS, ETC.
- 2. THE OWNER AND/OR GENERAL CONTRACTOR SHALL REVIEW THE SOILS REPORT PRIOR TO COMMENCING CONSTRUCTION. THE OWNER/DEVELOPER IS RESPONSIBLE FOR UPDATING THE STRUCTURAL ENGINEER WITH CURRENT GEOTECHNICAL ENGINEERING REQUIREMENTS.
- 3. CLIENT/OWNER SHALL ADDRESS CORROSIVE SOIL CONDITIONS. FOR HIGH SULFATE SOIL CONDITIONS, MITIGATE PER ACI TABLE 4.3.1. THE CLIENT/OWNER SHALL HAVE A CORROSION ENGINEER PROVIDE MITIGATION RECOMMENDATIONS FOR ALL OTHER CORROSIVE SOIL CONDITIONS. CLIENT IT RESPONSIBLE TO REVIEW STRUCTURAL PLANS AND DETAILS FOR COMPLIANCE TO CORROSION ENGINEERS RECOMMENDATIONS PRIOR TO CONSTRUCTION.
- 4. REFER TO SOILS REPORT FOR EXCAVATION AND RECOMPACTION REQUIREMENTS, AND MINIMUM FOOTING DEPTH INTO SUITABLE COMPRESSED SOIL FILL.
- 5. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT BOUNDARY LINES.
- 6. SITE OBSERVATION OF GRADING AND FOUNDATION EXCAVATION IS REQUIRED BY THE SOILS ENGINEER.
- 7. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
  - a. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
  - b. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.
  - c. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.
- 8. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING TO ALLOW FOR SURFACE WATER TO DRAIN AWAY. THE GRADE SHALL FALL A MINIMUM OF 5% WITHING THE FIRST 10-FEET (2% FOR IMPERVIOUS SURFACES).
- 9. ALL HOLDDOWN HARDWARE SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION AND/OR OBSERVATION.
- 10. TYPICAL SLAB-ON-GRADE:  
4" THICK CONCRETE SLAB WITH #3@18" O.C. (E.W.) - SEE 1/SD1 FOR ADDITIONAL INFORMATION.
- 11. FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER (MIN. U.N.O.) STEEL ANCHOR BOLTS. THERE SHALL BE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE PIECE. 3x SILL PLATE MAY BE REQUIRED. SEE PLAN FOR LOCATION. REFER TO DETAIL 13/SD1 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- 12. PLATE WASHERS SHALL BE USED AT EACH SHEAR WALL ANCHOR BOLTS PER DETAIL 13/SD1. STANDARD CUT WASHERS MAY BE USED FOR EACH ANCHOR BOLT AT NON-SHEAR WALLS.
- 13. SEE 10/SD1 FOR TYPICAL INTERIOR (NON-SHEAR) WALL ANCHORAGE TO SLAB.
- 14. SEE 11/SD1 FOR SIMPSON "STHD" HOLDOWN AND ANCHORAGE SPECIFICATIONS.
- 15. SEE 12/SD1 FOR SIMPSON "HTT", "HDU", AND "HDQ" HOLDOWN AND ANCHORAGE SPECIFICATIONS.

FOUNDATION SYMBOL LEGEND

- INDICATES PAD FOOTING SIZE. SEE 15/SD1 FOR ADDITIONAL INFORMATION.
- INDICATES FOUNDATION STEM WALL.
- INDICATES CONCRETE SLAB-ON-GRADE. SEE NOTE 10 FOR ADDITIONAL INFORMATION.
- INDICATES CONCRETE FOOTING.

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SOCAL | NORCAL | COLORADO

APPROVAL STAMP

HOPKINS VILLAGE  
TRUCKEE, CA  
LOTS  
45 & 46

FOUNDATION PLAN

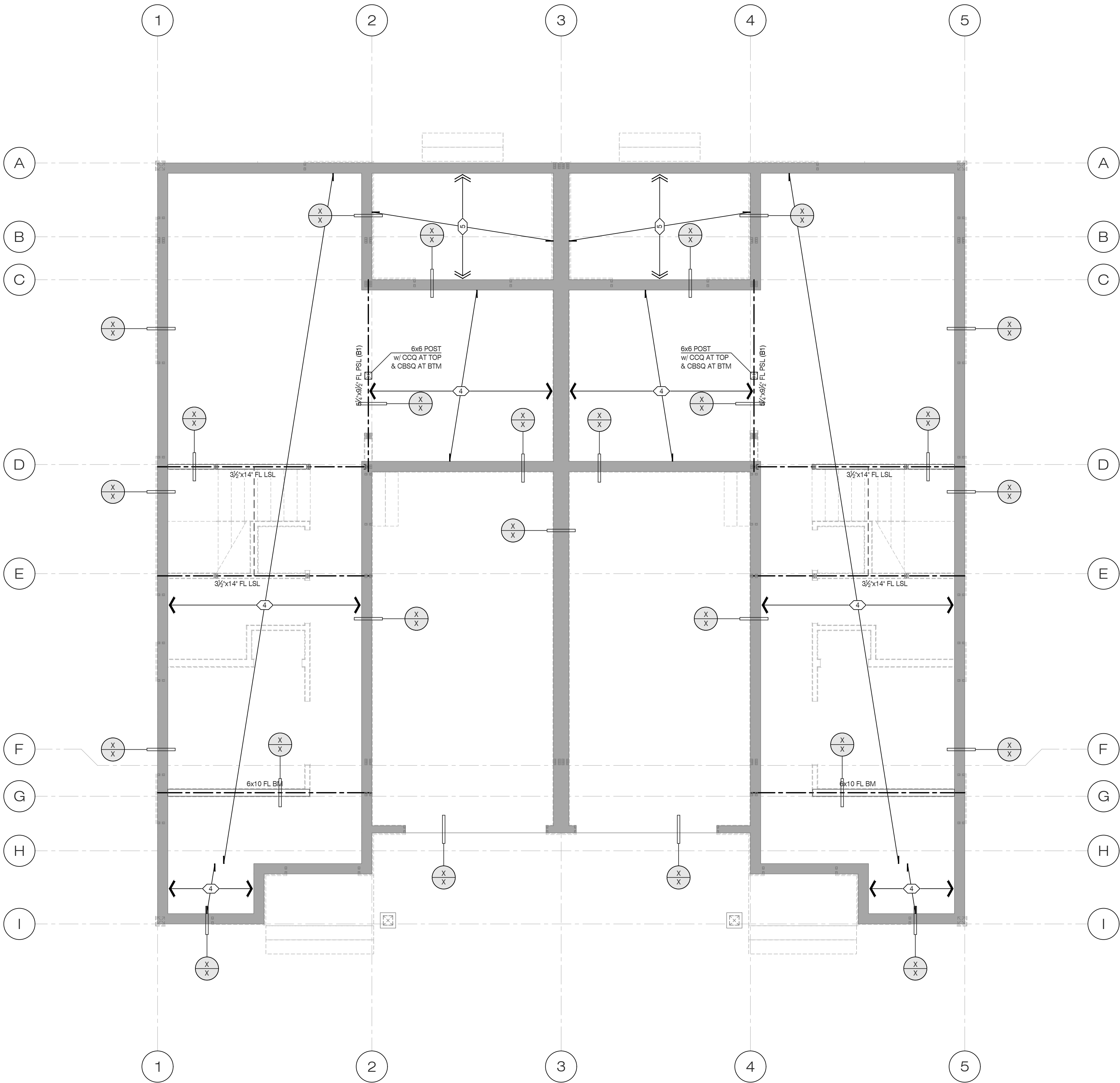
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scale  
1/4"=1'-0"

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FRAMING NOTES

1. TYPICAL ROOF SHEATHING: 15/32" THICK WOOD STRUCTURAL PANEL. SEE DETAIL 3/SD2 FOR ADDITIONAL INFORMATION.
2. TYPICAL FLOOR SHEATHING: 23/32" THICK WOOD STRUCTURAL PANEL. SEE DETAIL 3/SD2 FOR ADDITIONAL INFORMATION.
3. SOLE PLATE NAILING (S.P.N.): USE 16d @ 16" O.C., TYPICAL UNLESS NOTED OTHERWISE. \*\* GALVANIZED FASTENERS ARE REQUIRED IN PRESERVATIVE TREATED LUMBER IN ACCORDANCE WITH SECTION 2304.10.5.1 OF THE 2016 CALIFORNIA BUILDING CODE, UNLESS SBX/DOT OR ZINC BORATE PRESERVATIVE TREATMENT IS USED. SEE "WOOD FRAMING" NOTE 3 ON SHEET SN1 FOR FURTHER REQUIREMENTS.)
4. SEE 5/SD2 FOR TYPICAL WALL FRAMING.
5. SPLICE TOP PLATES OF EXTERIOR WALLS AND SHEAR WALLS PER 4/SD2, U.N.O.
6. SEE 7/SD2 FOR TYPICAL LENGTH AND NAIL REQUIREMENTS FOR COIL STRAPS, U.N.O.
7. POST OR MULTIPLE STUDS AT UPPER FLOOR SHALL BE SUPPORTED BY SOLID BLOCKING OF THE SAME DIMENSION OR LARGER WITHIN THE FLOOR FRAMING SPACE BELOW.
8. EXTERIOR WALL STUDS: 4" WALLS SHALL BE FRAMED WITH 2x4 @ 16" O.C., U.N.O. ON PLAN. 6" WALLS SHALL BE FRAMED WITH 2x6 @ 16" O.C., U.N.O. ON PLAN.
9. INTERIOR WALL STUDS: 4" WALLS SHALL BE FRAMED WITH 2x4 @ 16" O.C., U.N.O. ON PLAN. 6" WALLS SHALL BE FRAMED WITH 2x6 @ 16" O.C., U.N.O. ON PLAN.
10. SEE 10/SD4 FOR TYPICAL INTERIOR (NON SHEAR) WALL ATTACHMENT AT TOP OF WALL TO FRAMING ABOVE, U.N.O.
11. TYPICAL ALLOWABLE NOTCHING AND DRILLING: SEE 8/SD2 FOR ALLOWABLE NOTCHING AND DRILLING OF STUDS AND TOP PLATES. SEE 9/SD2 FOR ALLOWABLE NOTCHING AND DRILLING OF CONVENTIONAL JOISTS. MANUFACTURED TRUSSES SHALL NOT BE BORED OR NOTCH UNLESS SPECIFICALLY DETAILED OTHERWISE.
12. SEE 6/SD3 FOR TYPICAL FLOOR-TO-FLOOR HOLDOWN CONNECTIONS. INSTALL SIMPSON "CS16", "CMSTC16", "CMST14" & "CMST12" HOLDOWN STRAPS PER CONDITION A U.N.O. ON PLAN. REFER TO "HARDWARE NAILING, LENGTH, & MINIMUM POST SIZE" TABLE FOR ADDITIONAL INFORMATION & REQUIREMENTS.

FRAMING LEGEND

1. DESIGNED WOOD ROOF TRUSSES AT 24" O.C. BY OTHERS. REFER TO APPROVED TRUSS SHOP DRAWINGS FOR SPACING. REFER TO SHEET SN1 FOR ALL FABRICATED WOOD TRUSS REQUIREMENTS.
  2. 2x12 @ 16" O.C.
  3. 14" TJI 210 @ 19.2" O.C.
  4. 9 1/2" TJI 210 @ 19.2" O.C.
  5. 2x8 @ 16" O.C. (PRESSURE TREATED)
- \* "GLB" DENOTES GLUE LAMINATED BEAM. REFER TO "GLUE LAMINATED LUMBER" NOTES ON SHEET SN1 FOR ADDITIONAL INFORMATION.
- \*\* REFER TO "MANUFACTURED LUMBER" NOTES ON SHEET SN1 FOR GRADE REQUIREMENTS FOR PARALLEL STRAND LUMBER (PSL), LAMINATED VENEER LUMBER (LVL), LAMINATED STRAND LUMBER (LSL) ACCORDINGLY.
- \*\*\*"TJI" DENOTES SOLID WEB FLOOR JOIST. SEE "MANUFACTURED LUMBER" NOTE 3 ON SHEET SN1 FOR FURTHER REQUIREMENTS.

FRAMING SYMBOL LEGEND

- |    |   |      |   |
|----|---|------|---|
| ←  | INDICATES SPAN AND DIRECTION OF ROOF TRUSS  | ←    | INDICATES SPAN AND DIRECTION OF FLOOR JOIST |
| ←  | INDICATES SPAN AND DIRECTION OF ROOF RAFTER | ←    | INDICATES SPAN AND DIRECTION OF DECK JOIST  |
| AT | ALIGNMENT TRUSS WITH E.N.                   | AJ   | ALIGNMENT JOIST WITH E.N.                   |
| GT | GIRDER TRUSS WITH E.N.                      | (B#) | STRUCTURAL BEAM ID NO.                      |
| DT | DRAG TRUSS WITH B.N.                        | ---  | DENOTES WALL ABOVE                          |
- IDENTIFIES DETAIL REFERENCE LOCATION. REFER TO DETAIL NUMBER (#), AND SHEET REFERENCE ("SD#") FOR FURTHER INFORMATION. TEXT ABOVE DETAIL BUBBLE INDICATES REVISED SPACING OF SHEAR TRANSFER HARDWARE NOTED IN DETAIL.
- AT ##" O.C.  
#  
SD#
- HDR  
"HDR" DENOTES "HEADER" AT WALL OPENING - SIZE PER PLAN. PROVIDE (1) 2x TRIMMER & (1) 2x KING STUD AT EACH SIDE OF OPENING, U.N.O. ON PLAN. PROVIDE (2) 2x KING STUDS (EA SIDE) AT OPENINGS LARGER THAN 8-FT, U.N.O. ON PLAN.
- FL BM  
"FL BM" DENOTES "FLUSH BEAM" WITH E.N. - SIZE PER PLAN. PROVIDE SUPPORT STUD OR POST AT EACH TO MATCH WIDTH OF BEAM AND SUPPORT WALL, U.N.O. ON PLAN. INSTALL BEAM WITH BOTTOM OF BEAM FLUSH WITH TOP OF TOP-PLATES.
- TYPICAL BEAM TO BEAM CONNECTION: PROVIDE SIMPSON "HJ" HANGER, U.N.O. ON PLAN. USE CONCEALED FLANGE HANGER AS NEEDED.
- INDICATES:  
1. SHEAR WALL - PANEL LOCATION PER PLAN. INSTALL FULL HEIGHT OF WALL. PANEL MAY BE LOCATED ON EITHER SIDE OF WALL.  
2. SEE 1/SD2 FOR ADDITIONAL INFORMATION.  
3. PROVIDE POST AND HOLDOWN AT EACH OF OF SHEAR WALL AS SHOWN ON PLAN.
- INDICATES "CALIFORNIA FRAMING" (OVER-FRAMING) OVER STRUCTURAL FRAMING. SEE 11/SD4 FOR FURTHER INFORMATION.
- INDICATES BLOCKED DIAPHRAGM REGION AS NOTED PER PLAN. SEE 2/SD2 FOR FURTHER INFORMATION.
- INDICATES DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS.
- INDICATES FOUNDATION STEM WALL BELOW.

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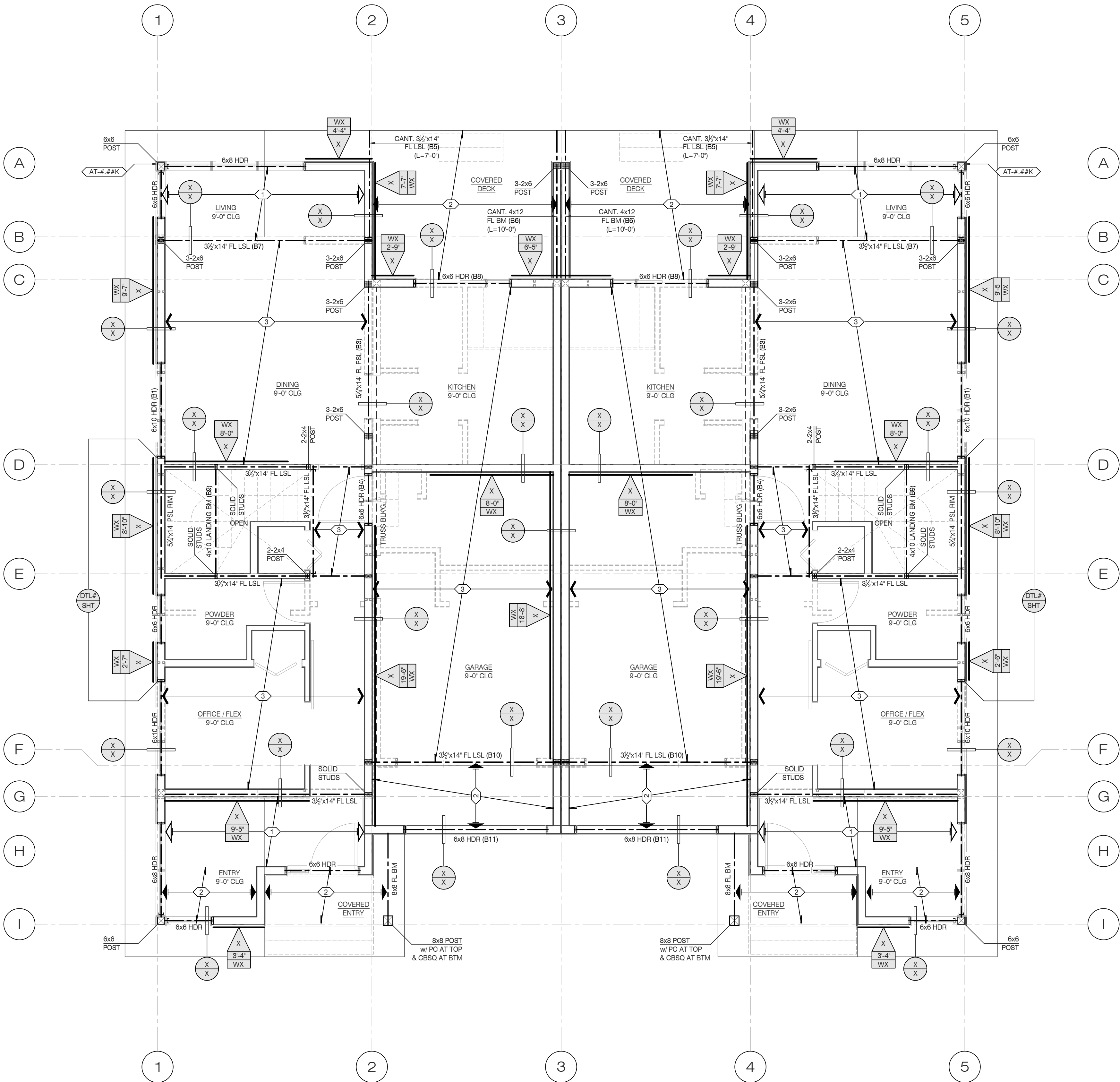
1ST FLOOR  
FRAMING PLAN

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- 4. SEE 5/SD2 FOR TYPICAL WALL FRAMING.
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FRAMING LEGEND

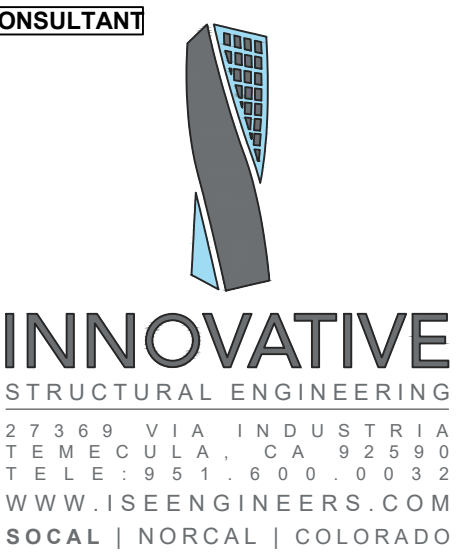
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  - 2 2x12 @ 16" O.C.
  - 3 14" TJI 210 @ 19.2" O.C.
  - 4 9 1/2" TJI 210 @ 19.2" O.C.
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FRAMING SYMBOL LEGEND

- |  |   |  |   |
|--|---|--|---|
|  | INDICATES SPAN AND DIRECTION OF ROOF TRUSS  |  | INDICATES SPAN AND DIRECTION OF FLOOR JOIST |
|  | INDICATES SPAN AND DIRECTION OF ROOF RAFTER |  | INDICATES SPAN AND DIRECTION OF DECK JOIST  |
|  | ALIGNMENT TRUSS WITH E.N.                   |  | ALIGNMENT JOIST WITH E.N.                   |
|  | GIRDER TRUSS WITH E.N.                      |  | STRUCTURAL BEAM ID NO.                      |
|  | DRAG TRUSS WITH B.N.                        |  | DENOTES WALL ABOVE                          |
- IDENTIFIES DETAIL REFERENCE LOCATION. REFER TO DETAIL NUMBER (#), AND SHEET REFERENCE (SD#) FOR FURTHER INFORMATION. TEXT ABOVE DETAIL BUBBLE INDICATES REVISED SPACING OF SHEAR TRANSFER HARDWARE NOTED IN DETAIL.
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- INDICATES DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS.
- INDICATES FOUNDATION STEM WALL BELOW.

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APPROVAL STAMP

HOPKINS VILLAGE  
TRUCKEE, CA  
LOTS  
45 & 46

2ND FLOOR  
FRAMING PLAN

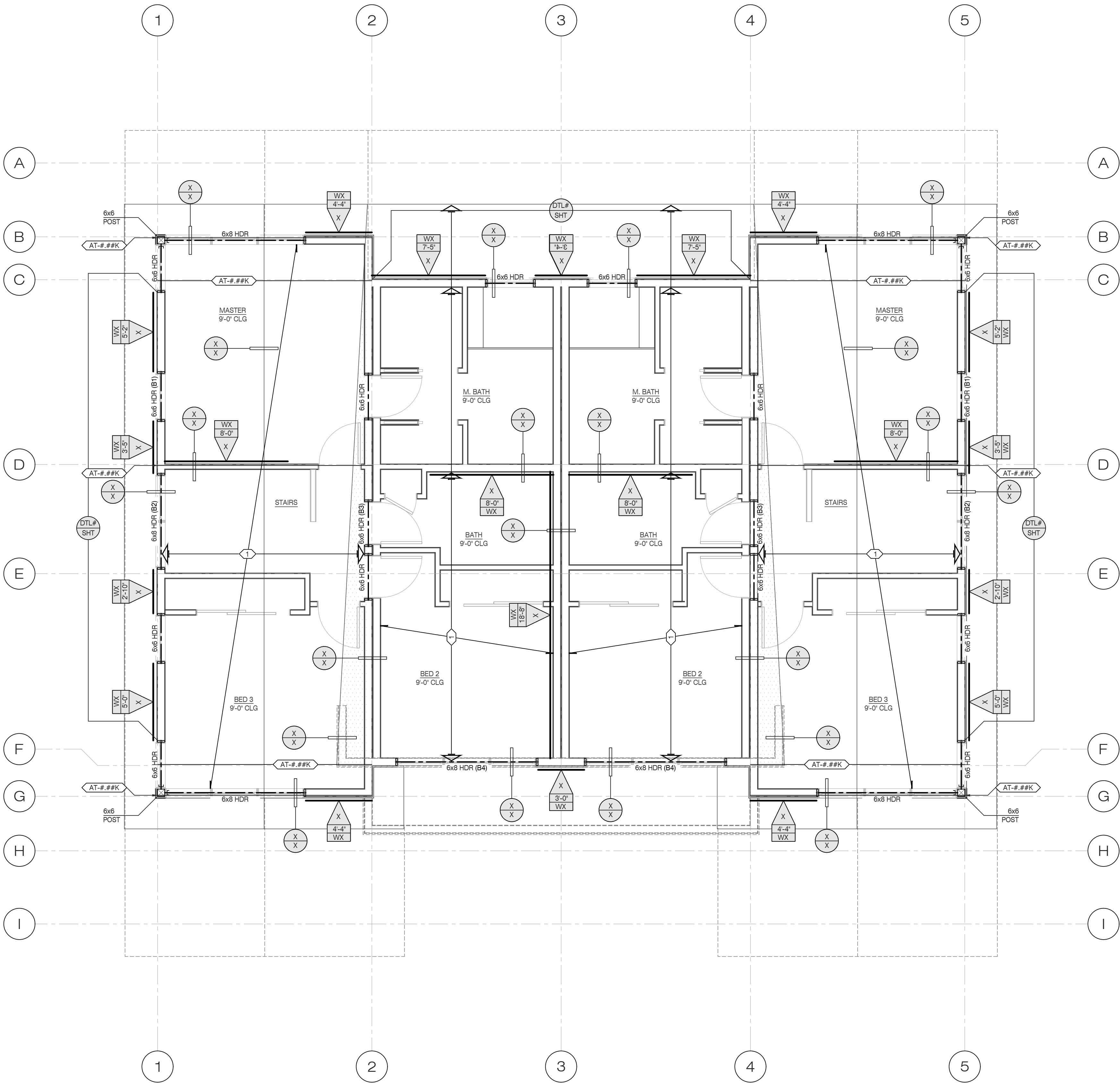
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1/4"=1'-0"

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FRAMING NOTES

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12. SEE 6/SD3 FOR TYPICAL FLOOR-TO-FLOOR HOLDOWN CONNECTIONS. INSTALL SIMPSON "CS16", "CMSTC16", "CMST14" & "CMST12" HOLDOWN STRAPS PER CONDITION A U.N.O. ON PLAN. REFER TO "HARDWARE NAILING, LENGTH, & MINIMUM POST SIZE" TABLE FOR ADDITIONAL INFORMATION & REQUIREMENTS.

FRAMING LEGEND

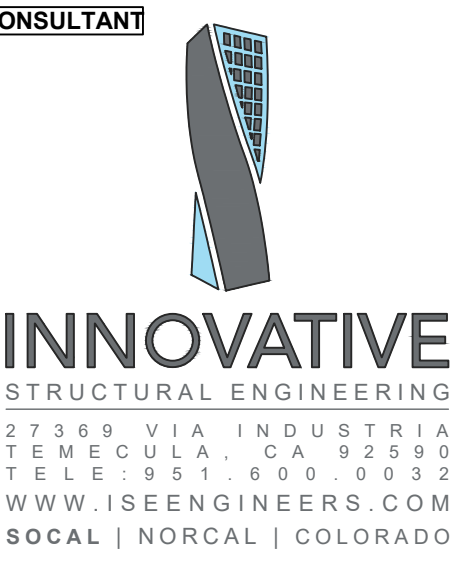
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FRAMING SYMBOL LEGEND

- |  |   |  |   |
|--|---|--|---|
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|  | INDICATES SPAN AND DIRECTION OF ROOF RAFTER |  | INDICATES SPAN AND DIRECTION OF DECK JOIST  |
|  | ALIGNMENT TRUSS WITH E.N.                   |  | ALIGNMENT JOIST WITH E.N.                   |
|  | GIRDER TRUSS WITH E.N.                      |  | STRUCTURAL BEAM ID NO.                      |
|  | DRAG TRUSS WITH B.N.                        |  | DENOTES WALL ABOVE                          |
- AT ##" O.C.  
#  
SD#
- HDR
- FL BM
- TYPICAL BEAM TO BEAM CONNECTION: PROVIDE SIMPSON "HJ" HANGER, U.N.O. ON PLAN. USE CONCEALED FLANGE HANGER AS NEEDED.
- INDICATES:
1. SHEAR WALL - PANEL LOCATION PER PLAN. INSTALL FULL HEIGHT OF WALL. PANEL MAY BE LOCATED ON EITHER SIDE OF WALL.
  2. SEE 1/SD2 FOR ADDITIONAL INFORMATION.
  3. PROVIDE POST AND HOLDOWN AT EACH OF OF SHEAR WALL AS SHOWN ON PLAN.
- INDICATES "CALIFORNIA FRAMING" (OVER-FRAMING) OVER STRUCTURAL FRAMING. SEE 11/SD4 FOR FURTHER INFORMATION.
- INDICATES BLOCKED DIAPHRAGM REGION AS NOTED PER PLAN. SEE 2/SD2 FOR FURTHER INFORMATION.
- INDICATES DRAG TIE STRAP PER PLAN OR DETAIL SHOWN ON PLANS.
- INDICATES FOUNDATION STEM WALL BELOW.

PROGRESS SET  
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ISSUANCE  
X  
DATE  
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APPROVAL STAMP

HOPKINS VILLAGE  
TRUCKEE, CA  
LOTS  
45 & 46

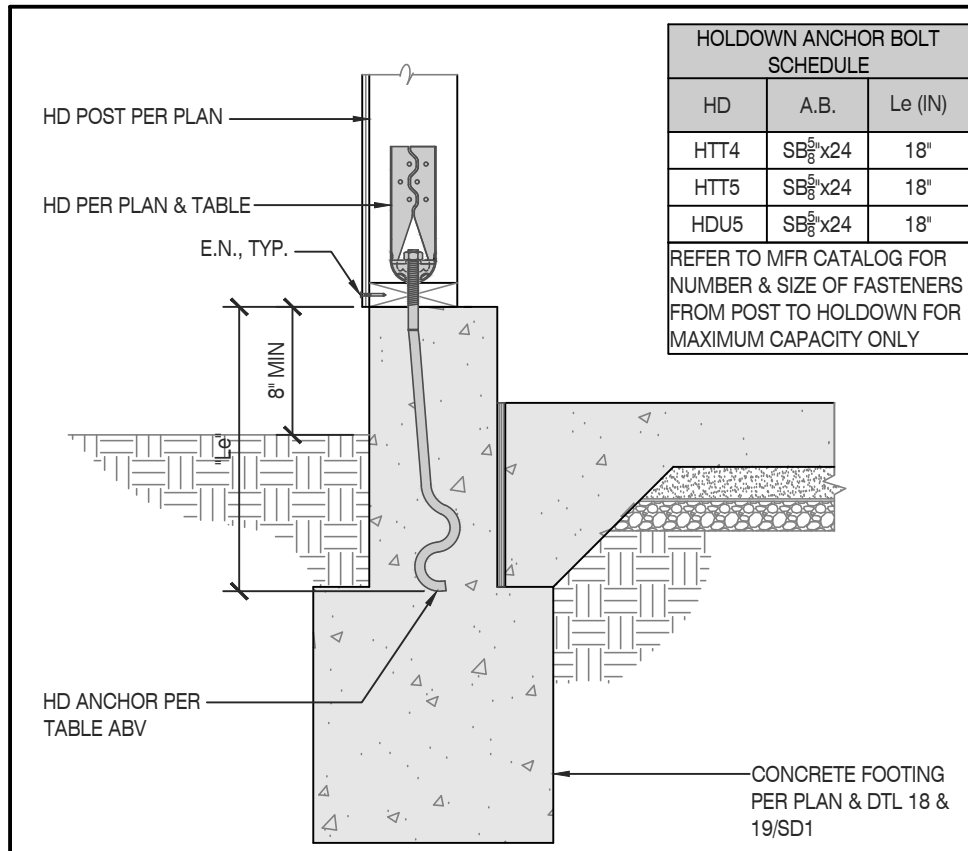
ROOF  
FRAMING PLAN

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scale  
1/4"=1'-0"

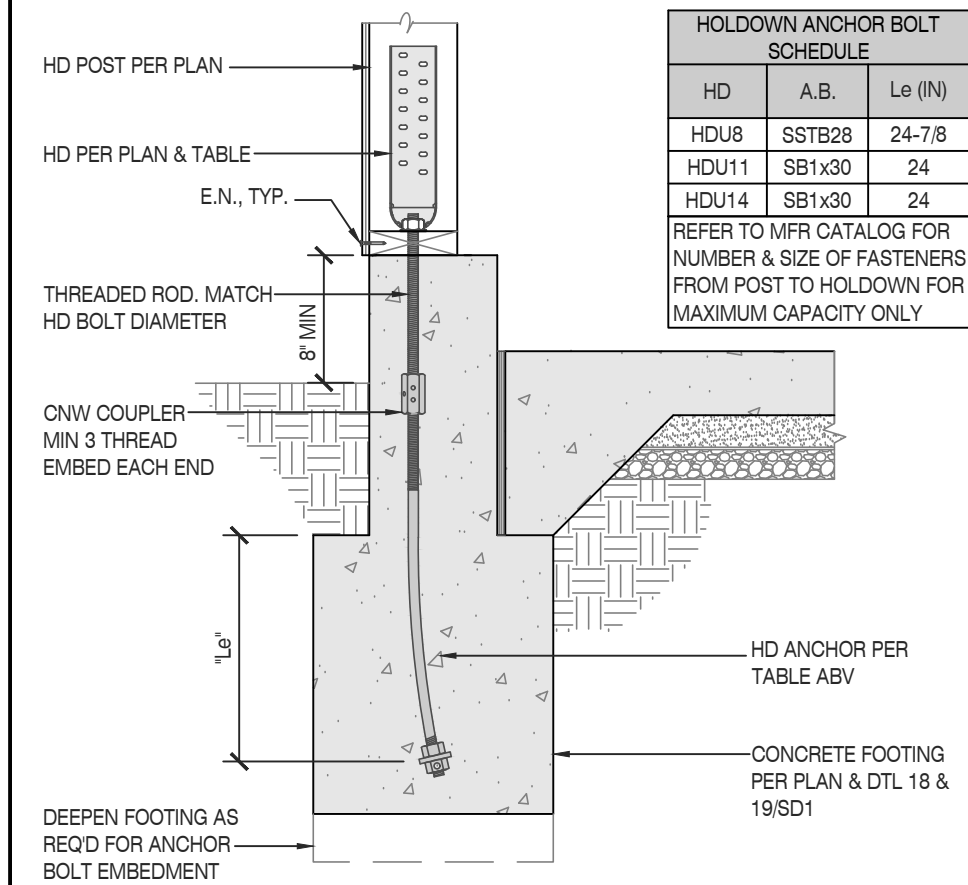
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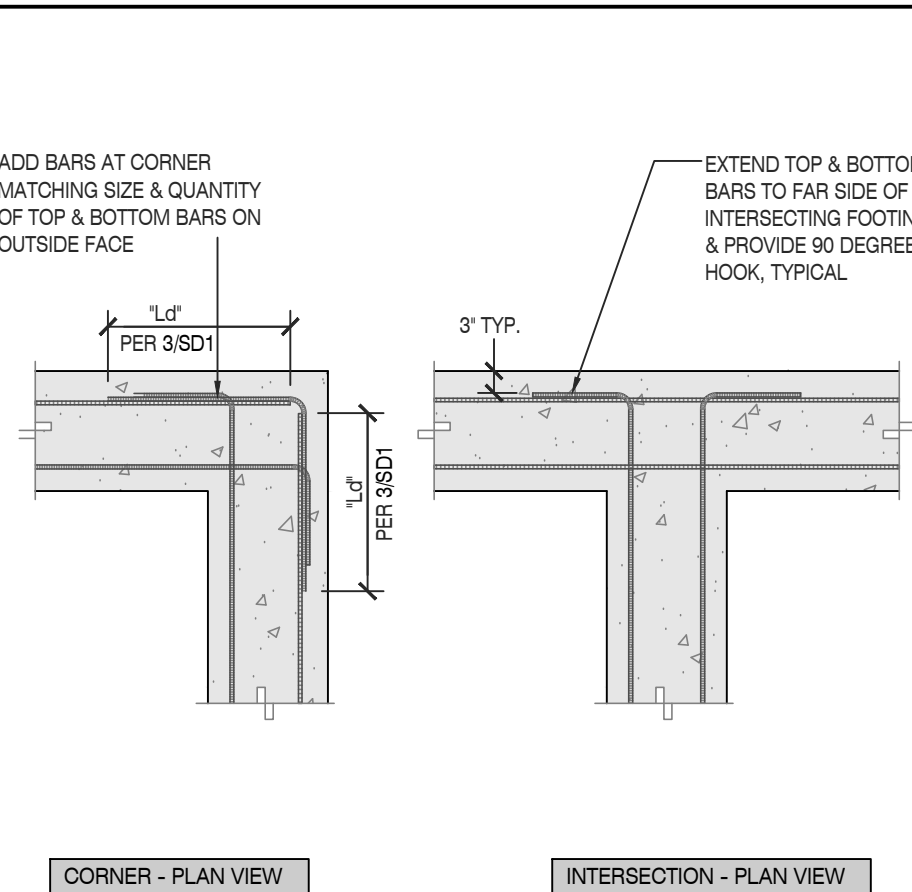
CONV. FOUNDATION HD AT GARAGE (HTT4, HTT5, & HDU5)  
SCALE: N.T.S.

10



CONV. FOUNDATION HD AT GARAGE (HDU8, HDU11, & HDU14)  
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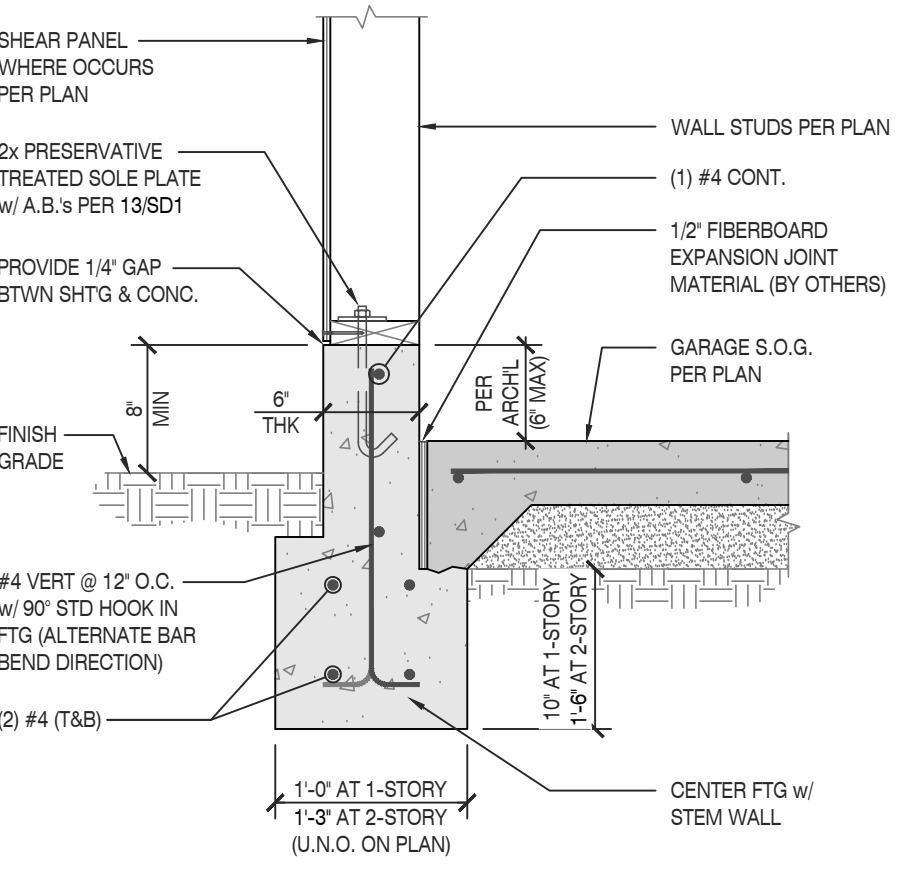
11



TYP. REBAR AT CORNER & INTERSECTION

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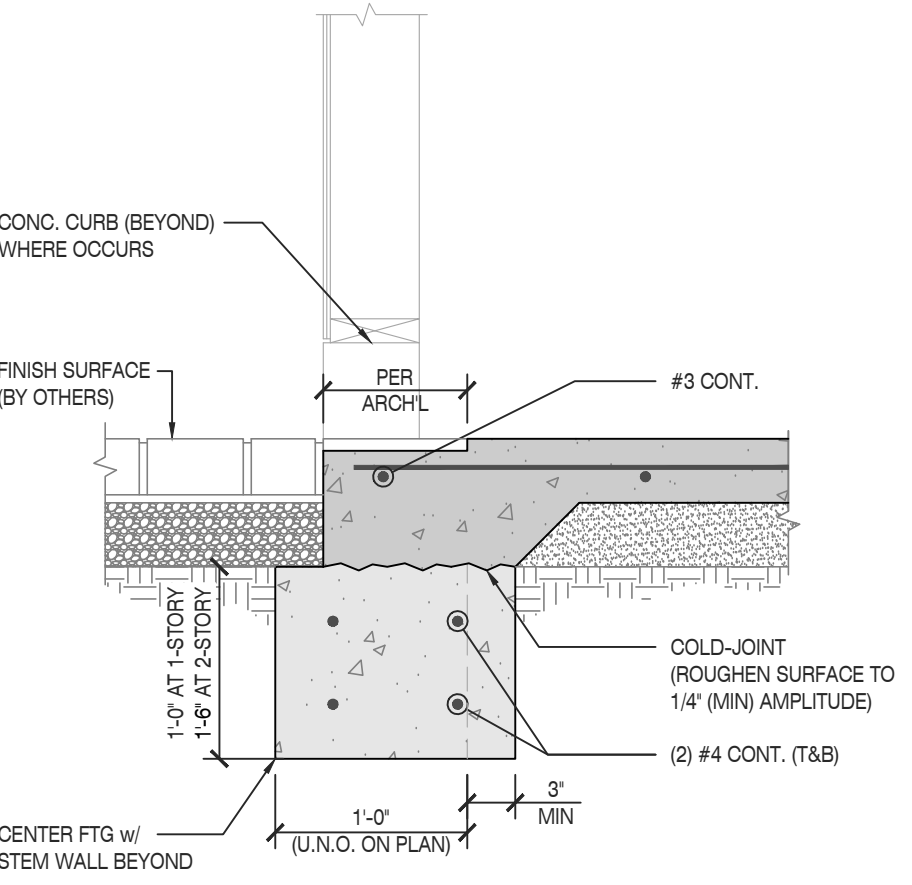
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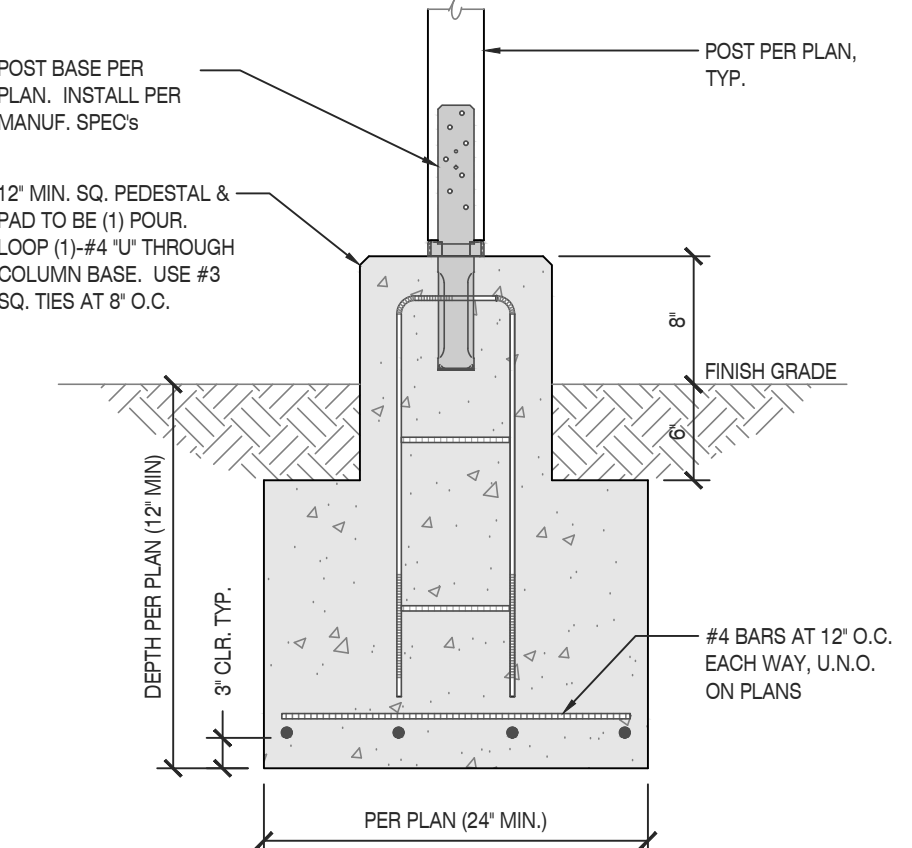
TYPICAL EXTERIOR FOOTING AT GARAGE

SCALE: N.T.S.

7



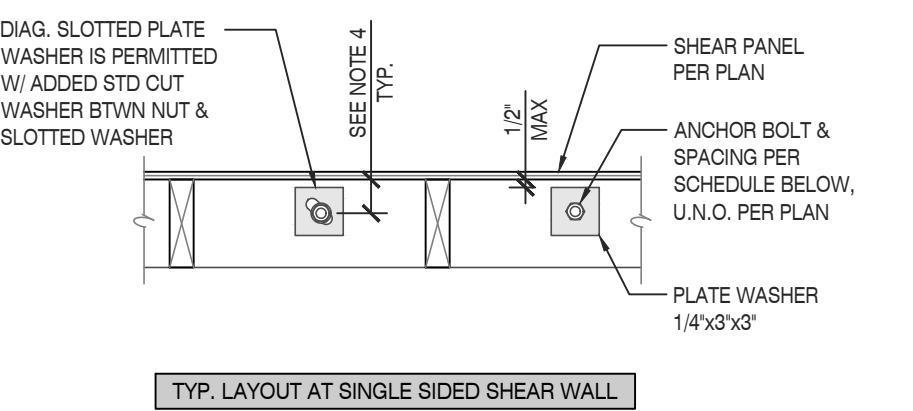
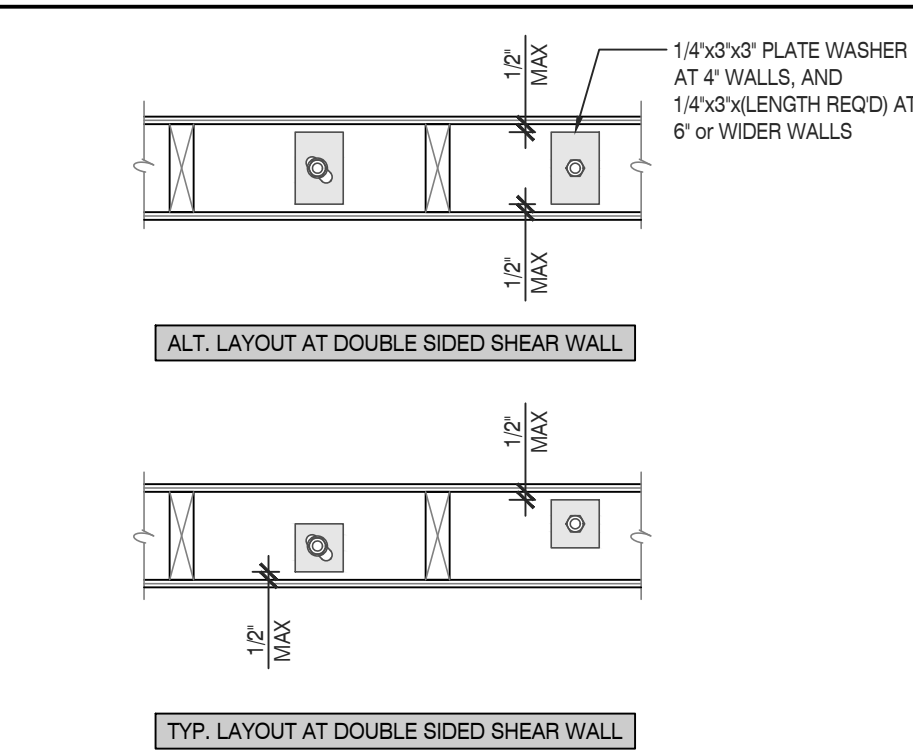
EXTERIOR FOOTING AT GARAGE ENTRY (CONTINUOUS FOOTING)  
SCALE: N.T.S.



ISOLATED POST FOOTING

SCALE: N.T.S.

9



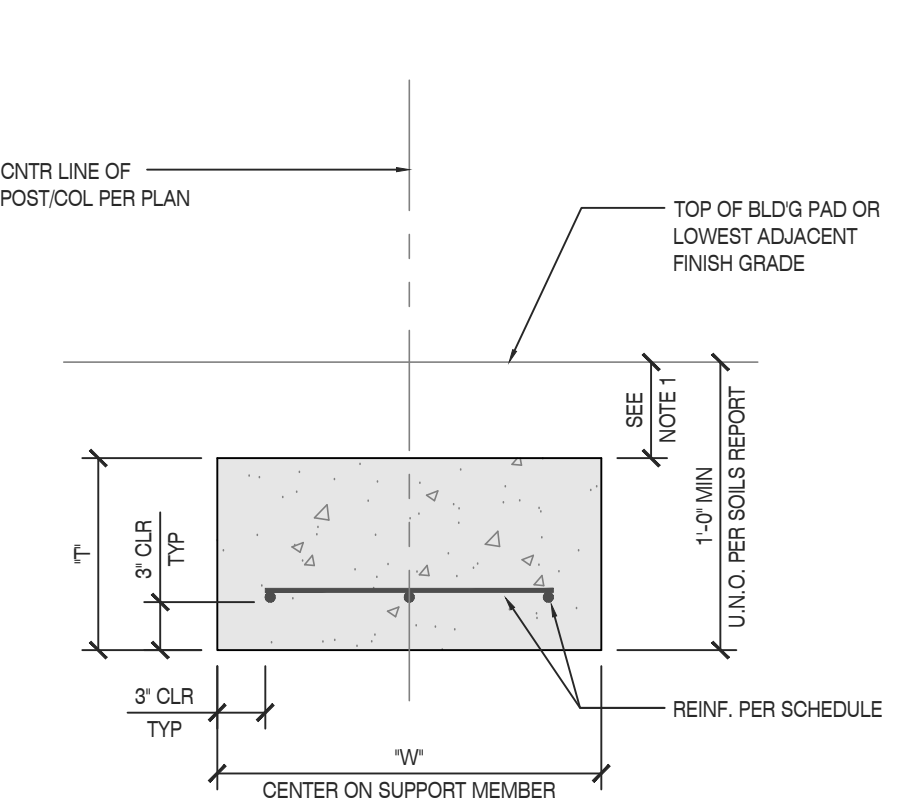
SHEAR WALL TYPE	FOUNDATION ATTACHMENT HARDWARE ALTERNATES MAXIMUM SPACING (INCHES ON CENTER)					
	SINGLE-SIDED SHEAR WALL			DOUBLE-SIDED SHEAR WALL		
	5/8" Ø A.B.	MASAMASAP	5/8" Ø A.B.	MASAMASAP	5/8" Ø A.B.	MASAMASAP
NON-SHEAR	72"	72"	72"	72"	72"	72"
6	48"	40"	24"	20"		
4	32"	27"	16"	13"		
3	24"	21"	12"	10"		
2	18"	16"	9"	8"		
2A	16"	14"	8"	7"		
2B	14"	12"	7"	6"		

- NOTES:
- ANCHOR BOLT EMBEDMENT SHALL BE 7" INTO CONCRETE. EMBEDMENT SHALL BE FROM TOP OF SLAB. AT MONO-POUR SLAB/FOOTING. AT CURB/WALL CONDITION, EMBEDMENT SHALL BE FROM TOP OF CURB/WALL.
  - AT BEARING WALL (NON-SHEAR WALL) LOCATIONS PROVIDE STD CUT WASHERS. AT ALL SHEAR WALL LOCATIONS PROVIDE 1/4"x3"x3" PLATE WASHER, U.N.O.
  - MINIMUM (2) ANCHOR BOLTS PER PIECE OF SILL PLATE. ANCHOR BOLTS SHALL BE LOCATED WITHIN 6" MIN OR 12" MAX FROM EACH END OF ANY SILL PLATE BREAK.
  - ANCHOR BOLTS SHALL MAINTAIN A MINIMUM 1-3/4" EDGE OF CONCRETE DISTANCE & 1" EDGE OF SILL PLATE DISTANCE.

TYPICAL SILL PLATE ANCHOR BOLT SPECIFICATIONS  
SCALE: N.T.S.

4

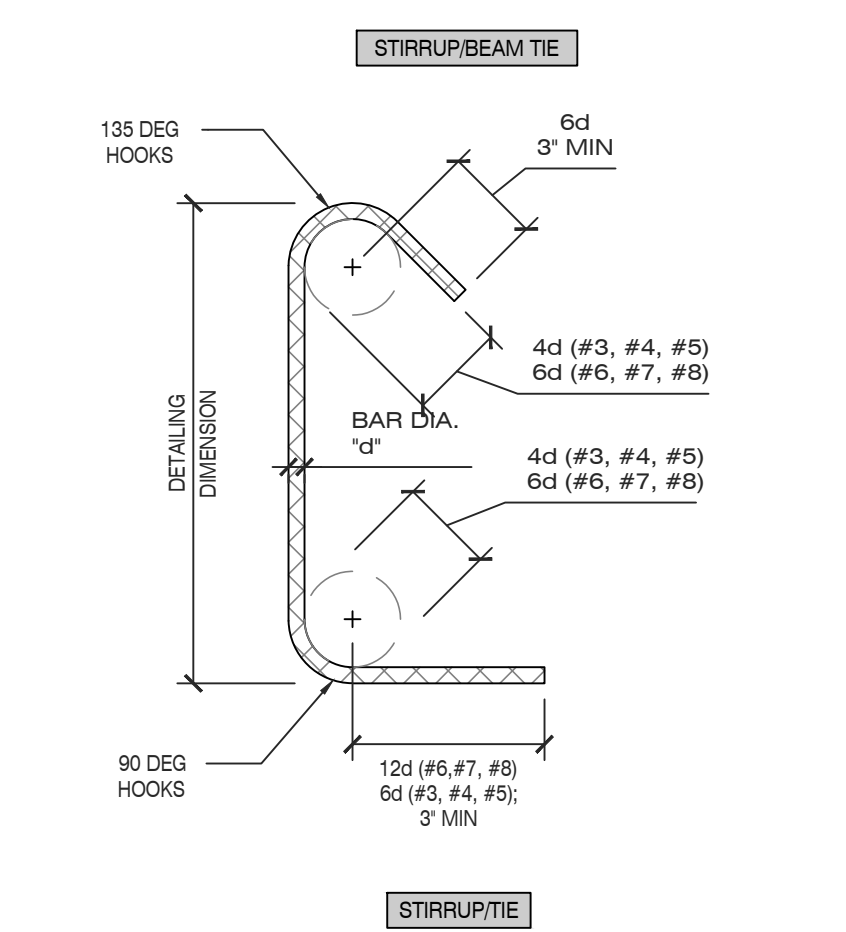
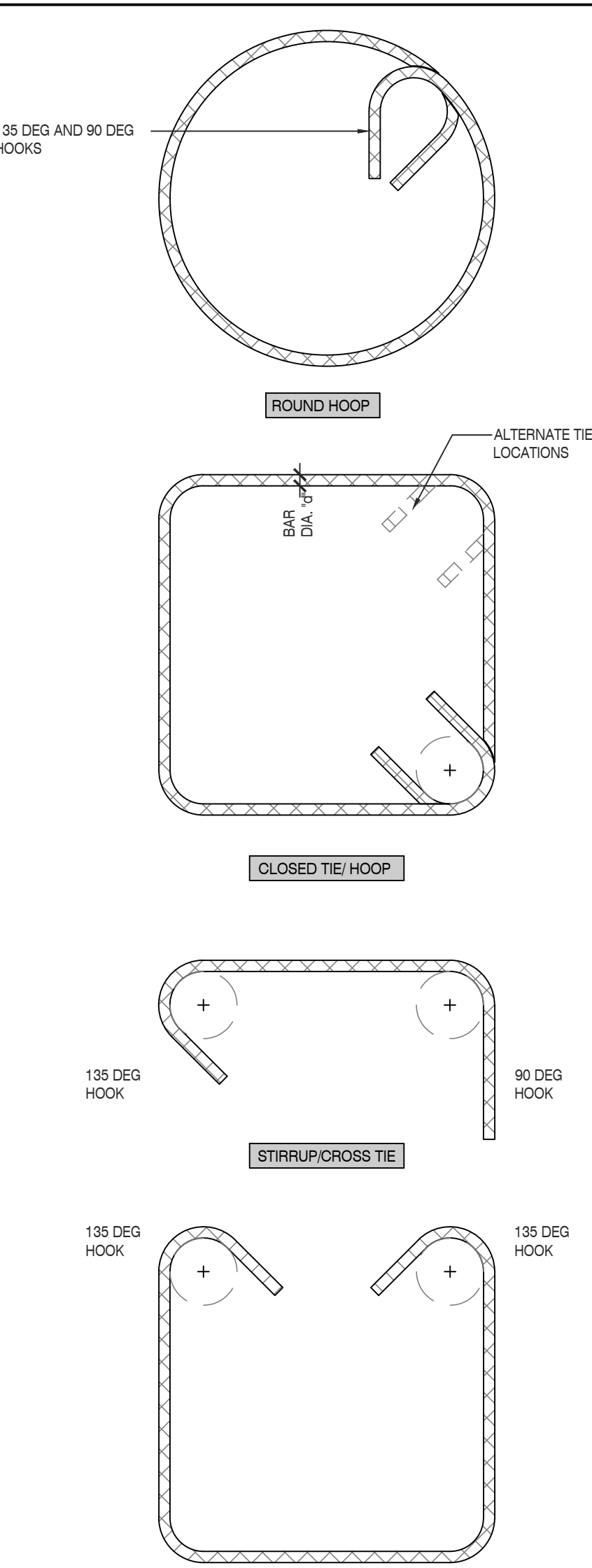
PAD FOOTING SCHEDULE			
MARK	"W"	"T"	REINF.
F24	2'-0" SQ	1'-0"	(3)-#4 E.W.
F36	3'-0" SQ	1'-0"	(4)-#4 E.W.
F48	4'-0" SQ	1'-0"	(6)-#4 E.W.
F60	5'-0" SQ	1'-0"	(8)-#4 E.W.
F72	6'-0" SQ	1'-6"	(8)-#5 E.W.



TYPICAL PAD FOOTING

SCALE: N.T.S.

5

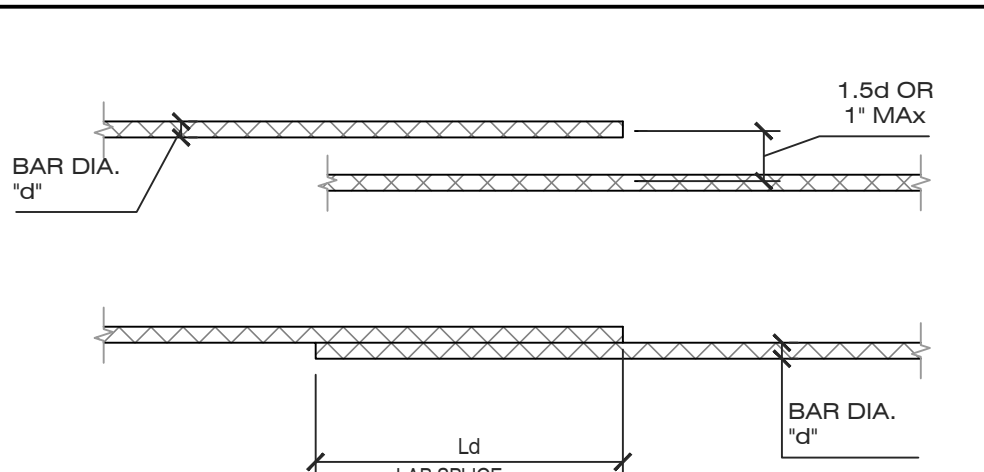


BAR SIZE	STANDARD HOOK DEVELOPMENT LENGTH (Ldh)		
	fc = 2,500 psi	fc = 3,000 psi	fc = 4,000 psi
#3	9"	9"	7"
#4	12"	11"	10"
#5	15"	14"	12"
#6	18"	17"	15"
#7	21"	19"	17"
#8	24"	22"	19"
#9	27"	25"	22"

TYPICAL CONCRETE REINFORCING BAR DETAILS

SCALE: N.T.S.

3

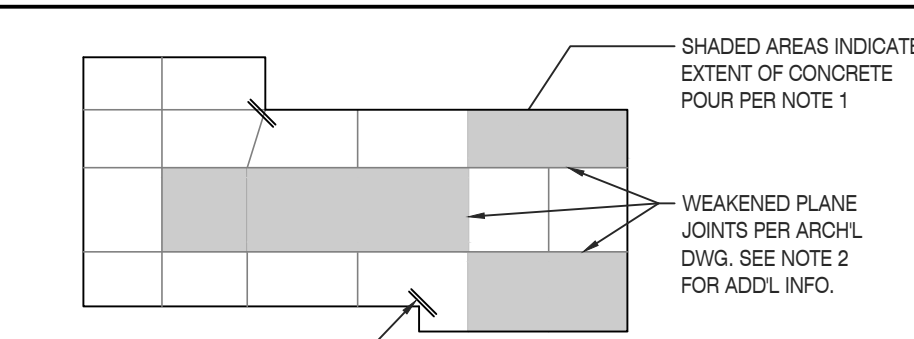
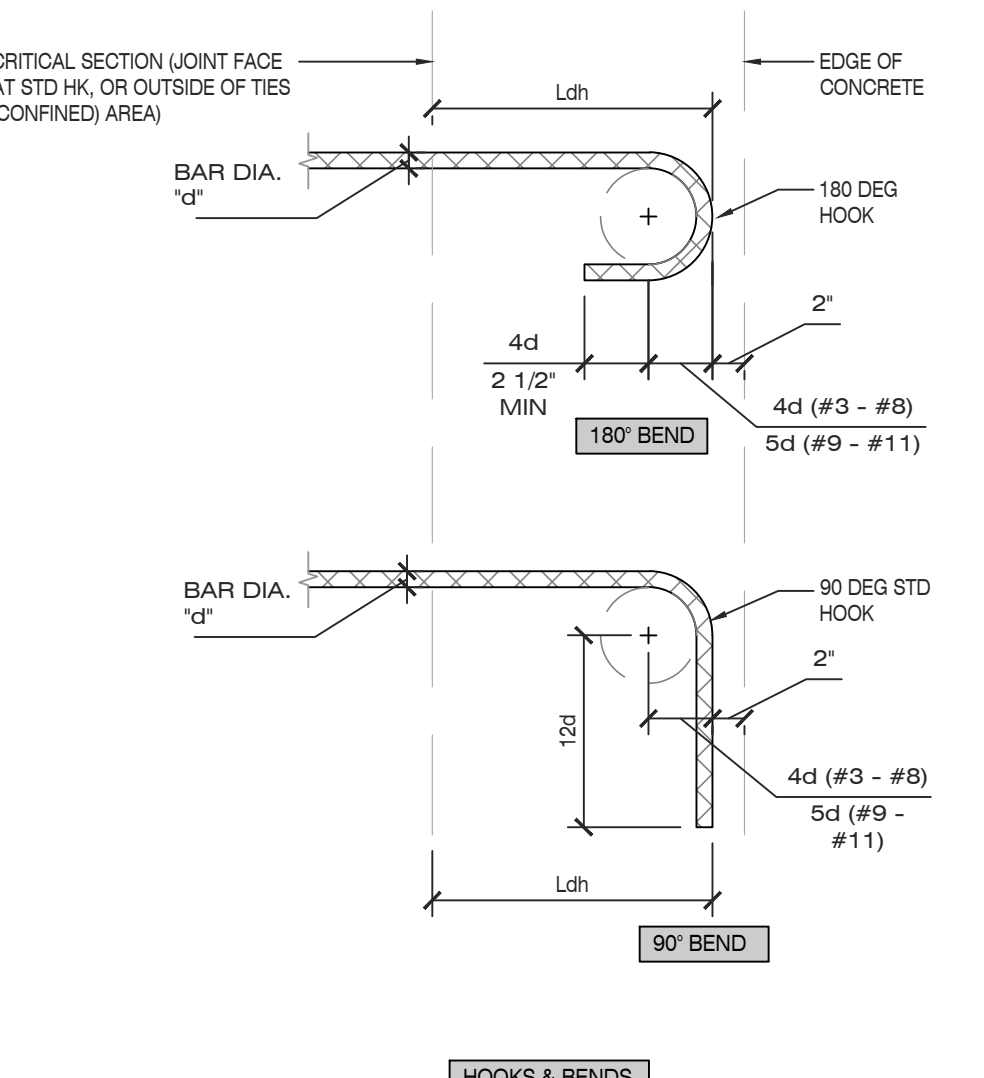


BAR SIZE	LAP CLASS	TENSION DEVELOPMENT (db) AND LAP SPLICE (l) LENGTH FOR BARS IN WALLS, SLABS, AND FOOTINGS					
		COVER = 0.75"		COVER = 1.5"		COVER = 2"	
		UNCOATED	OTHER	UNCOATED	OTHER	UNCOATED	OTHER
#3	A	15"	12"	15"	15"	15"	15"
	B	19"	15"	19"	19"	19"	19"
#4	A	24"	18"	19"	19"	19"	19"
	B	31"	24"	25"	25"	25"	25"
#5	A	35"	27"	24"	24"	24"	24"
	B	45"	35"	31"	31"	31"	31"
#6	A	47"	36"	29"	29"	29"	29"
	B	61"	47"	37"	37"	37"	37"
#7	A	76"	59"	47"	38"	41"	32"
	B	89"	76"	61"	47"	54"	41"
#8	A	94"	72"	59"	45"	47"	38"
	B	122"	94"	77"	59"	48"	41"
#9	A	113"	87"	72"	56"	58"	45"
	B	147"	113"	94"	72"	76"	58"

BAR SIZE	LAP CLASS	TENSION DEVELOPMENT (db) AND LAP SPLICE (l) LENGTH FOR BARS IN WALLS, SLABS, AND FOOTINGS					
		COVER = 0.75"		COVER = 1.5"		COVER = 2"	
		UNCOATED	OTHER	UNCOATED	OTHER	UNCOATED	OTHER
#3	A	13"	12"	13"	12"	13"	12"
	B	17"	13"	17"	13"	17"	13"
#4	A	22"	17"	18"	14"	18"	14"
	B	28"	22"	23"	18"	23"	18"
#5	A	32"	25"	22"	17"	22"	17"
	B	41"	32"	28"	22"	28"	22"
#6	A	43"	33"	26"	20"	26"	20"
	B	56"	43"	34"	26"	34"	26"
#7	A	69"	53"	43"	33"	38"	29"
	B	90"	69"	55"	43"	49"	38"
#8	A	86"	66"	54"	42"	33"	43"
	B	112"	86"	70"	54"	56"	43"
#9	A	103"	80"	66"	51"	53"	41"
	B	134"	103"	86"	66"	66"	53"

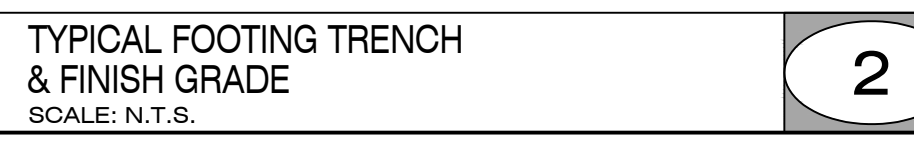
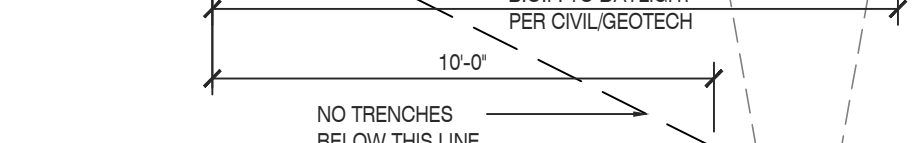
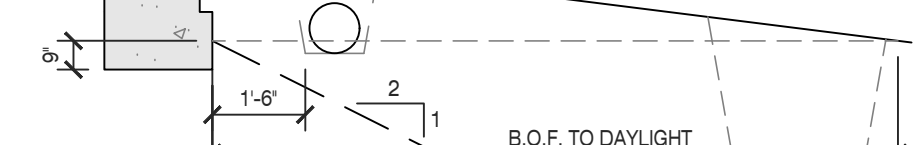
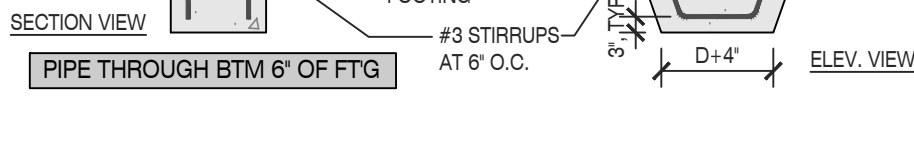
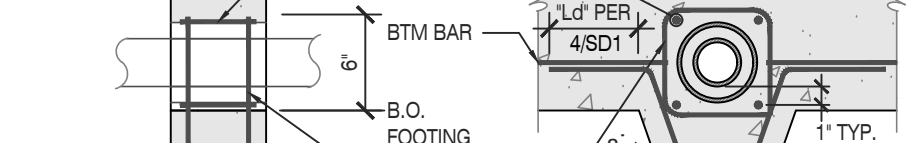
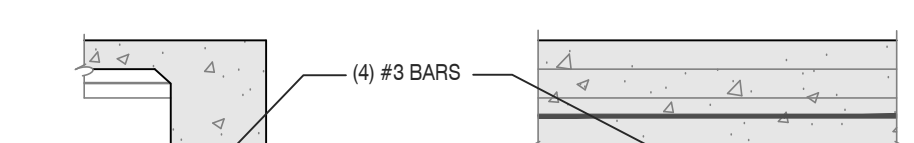
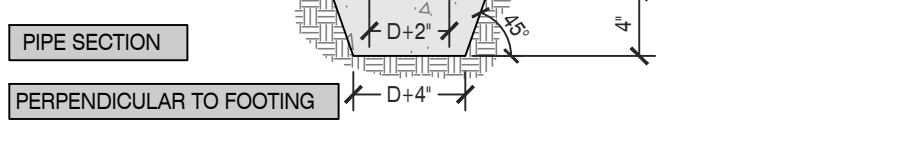
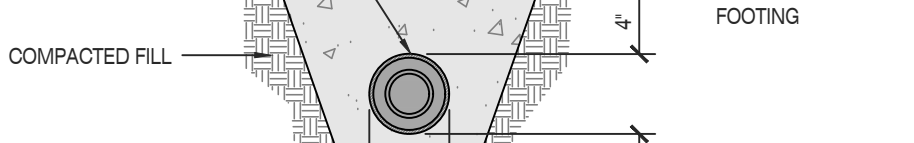
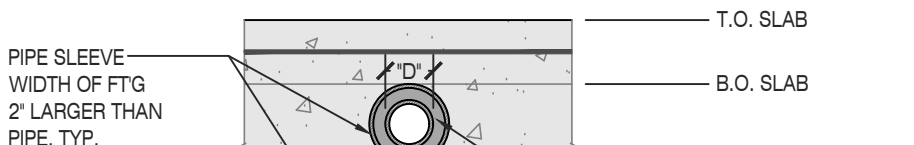
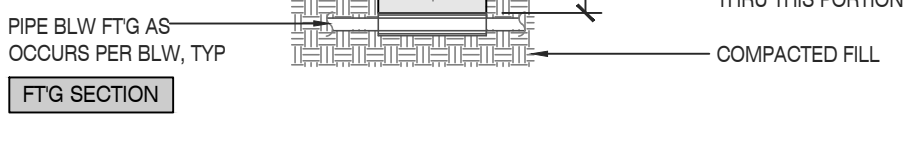
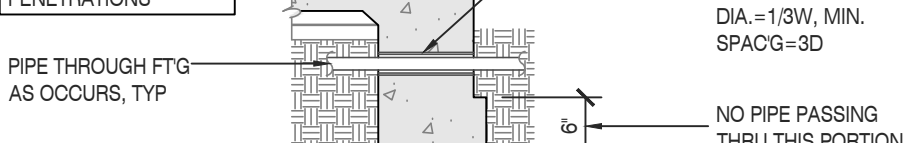
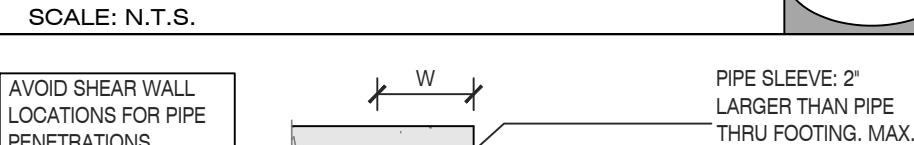
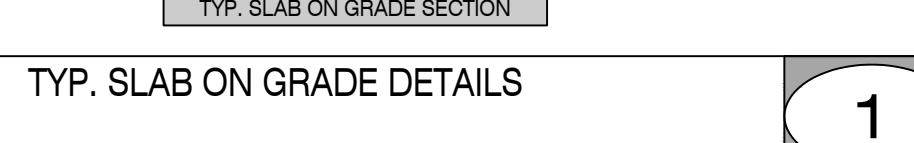
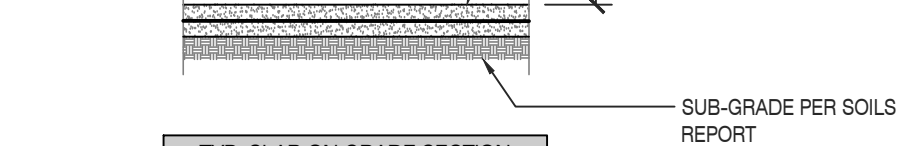
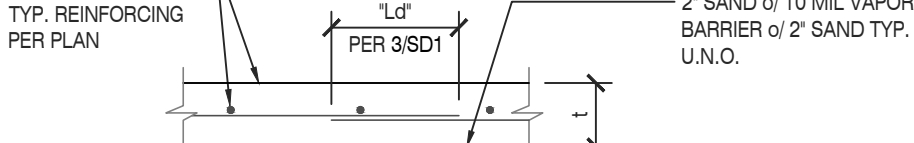
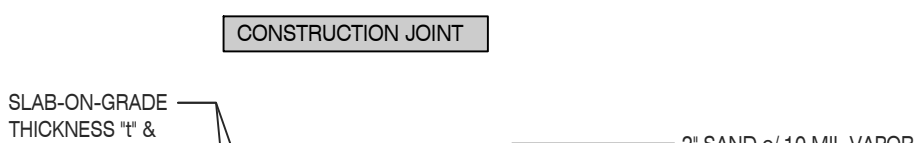
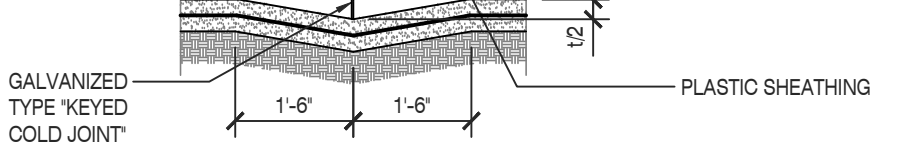
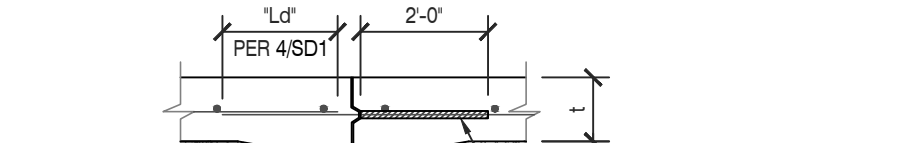
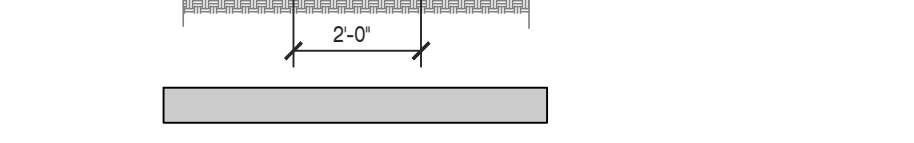
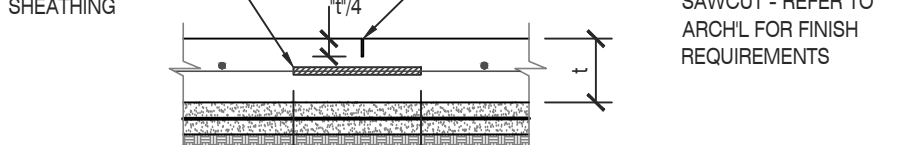
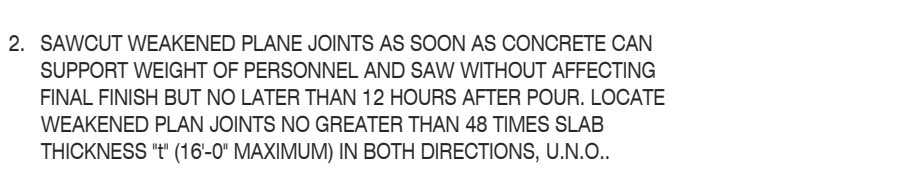
BAR SIZE	LAP CLASS	TENSION DEVELOPMENT (db) AND LAP SPLICE (l) LENGTH FOR BARS IN WALLS, SLABS, AND FOOTINGS					
		COVER = 0.75"		COVER = 1.5"		COVER = 2"	
		UNCOATED	OTHER	UNCOATED	OTHER	UNCOATED	OTHER
#3	A	12"	12"	12"	12"	12"	12"
	B	15"	12"	15"	12"	15"	12"
#4	A	19"	15"	15"	12"	15"	12"
	B	25"	19"	20"	15"	20"	15"
#5	A	28"	21"	19"	15"	19"	15"
	B	36"	28"	25"	19"	25"	19"
#6	A	37"	29"	23"	18"	23"	18"
	B	49"	37"	29"	23"	29"	23"
#7	A	60"	46"	37"	29"	33"	25"
	B	78"	60"	48"	37"	43"	33"
#8	A	74"	57"	47"	33"	29"	37"
	B	97"	74"	61"	47"	49"	37"
#9	A	90"	69"	57"	44"	46"	36"
	B	116"	90"	74"	57"	60"	46"

- NOTES:
- TABULATED VALUES ARE BASED ON A MINIMUM YIELD STRENGTH OF 60,000 PSI FOR ALL REINFORCING AND NORMAL WEIGHT CONCRETE.
  - SPACING OF REINFORCING BEING SPLICED SHALL BE GREATER THAN ONE BAR DIAMETER PLUS TWICE THE CONCRETE COVER.
  - "TOP" INDICATES A TOP BAR WHICH ARE DEFINED AS HORIZONTAL REINFORCING WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BAR.
  - LENGTHS ARE FOR UNCOATED BARS ONLY.
  - FOR LIGHTWEIGHT CONCRETE, DIVIDE THE CORRESPONDING TABULATED VALUE BY 0.75.



ADD (2) #3x4'-0" @ 4'oc (MID-DEPTH OF SLAB) TYPICAL AT RE-ENTRANT CORNERS

- NOTES:
- AREA OF CONCRETE POURS TO BE DETERMINED BY CONTRACTOR. SUBMIT JOINT LAYOUT PRIOR TO POURING SLABS PER GENERAL NOTES. PROVIDE CONSTRUCTION JOINTS SURROUNDING AREA OF EACH POUR UNLESS DETAILED OTHERWISE. ALLOW 24 HOURS MINIMUM BEFORE CASTING JOINTS IN OTHER AREAS.
  - SAWCUT WEAKENED PLANE JOINTS AS SOON AS CONCRETE CAN SUPPORT WEIGHT OF PERSONNEL AND SAW WITHOUT AFFECTING FINAL FINISH BUT NO LATER THAN 12 HOURS AFTER POUR. LOCATE WEAKENED PLANE JOINTS NO GREATER THAN 48 TIMES SLAB THICKNESS "t" (16'-0" MAXIMUM) IN BOTH DIRECTIONS, U.N.O.



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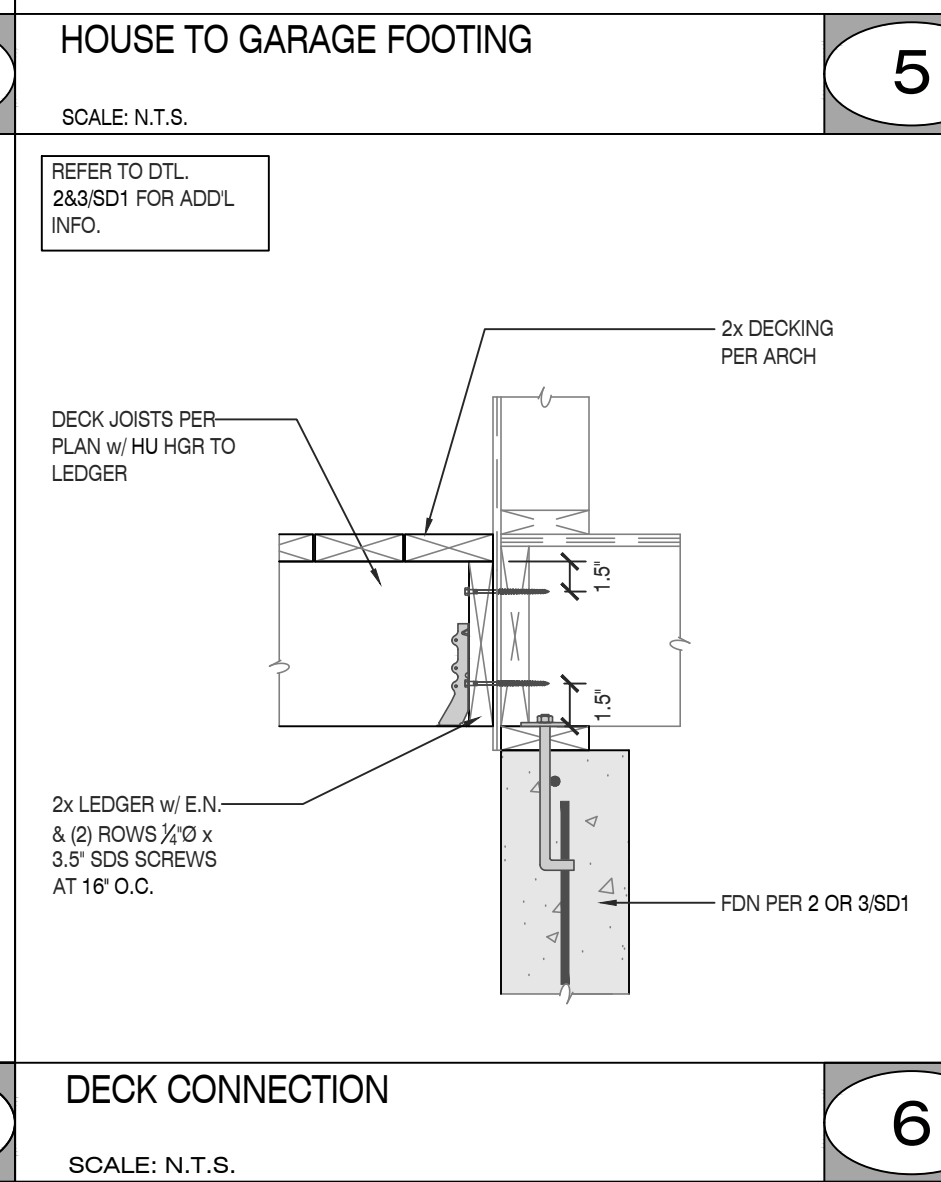
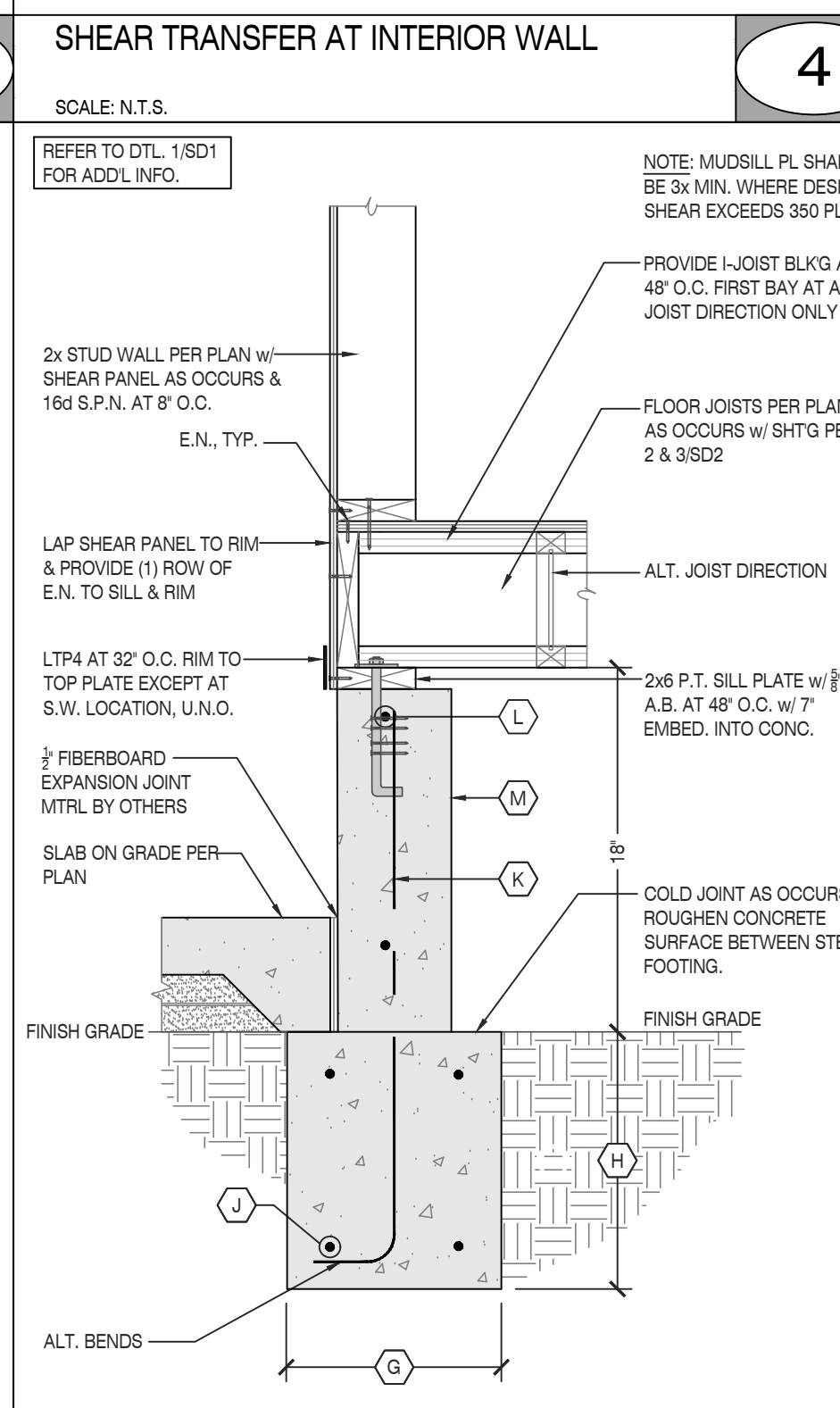
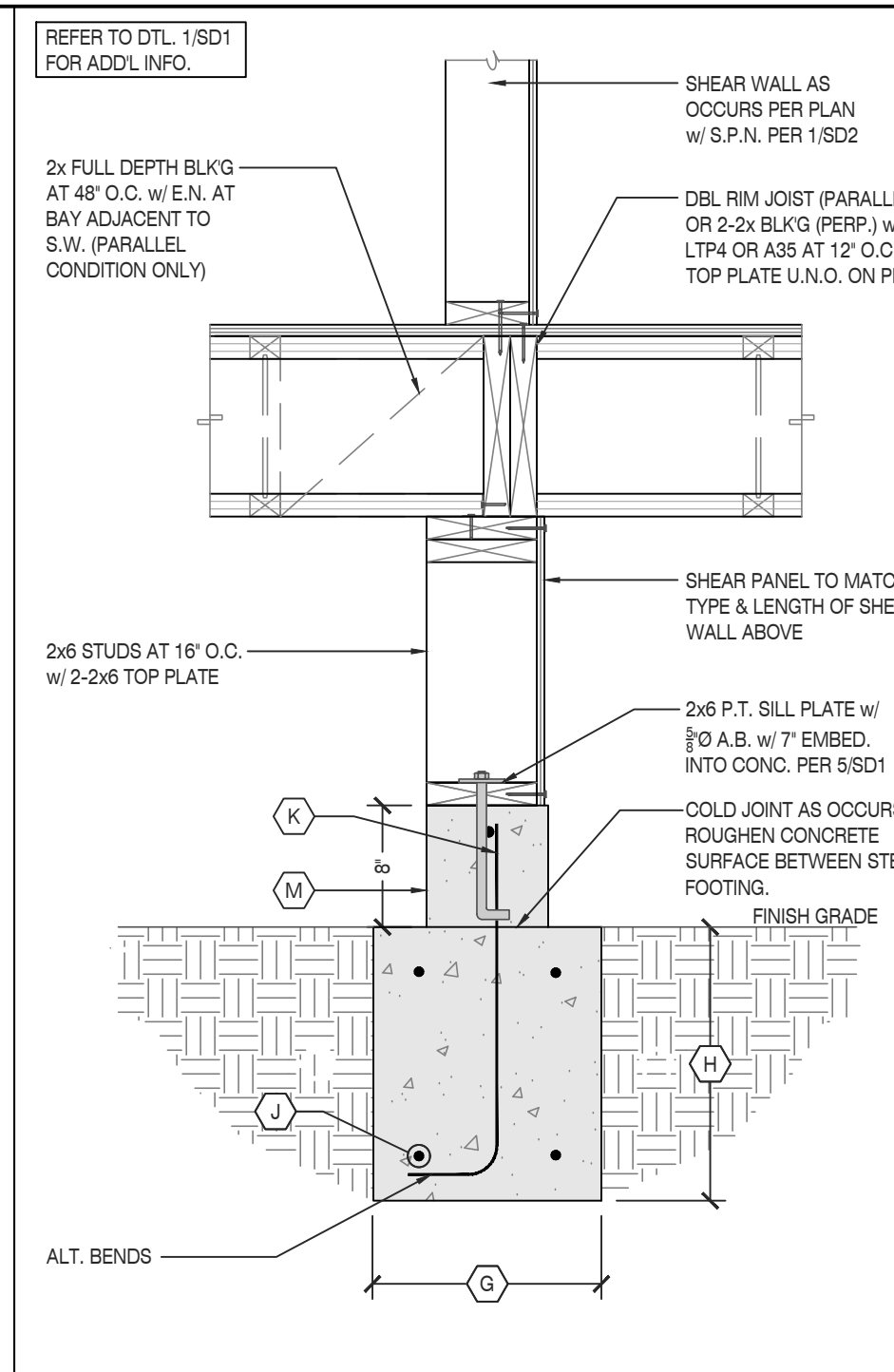
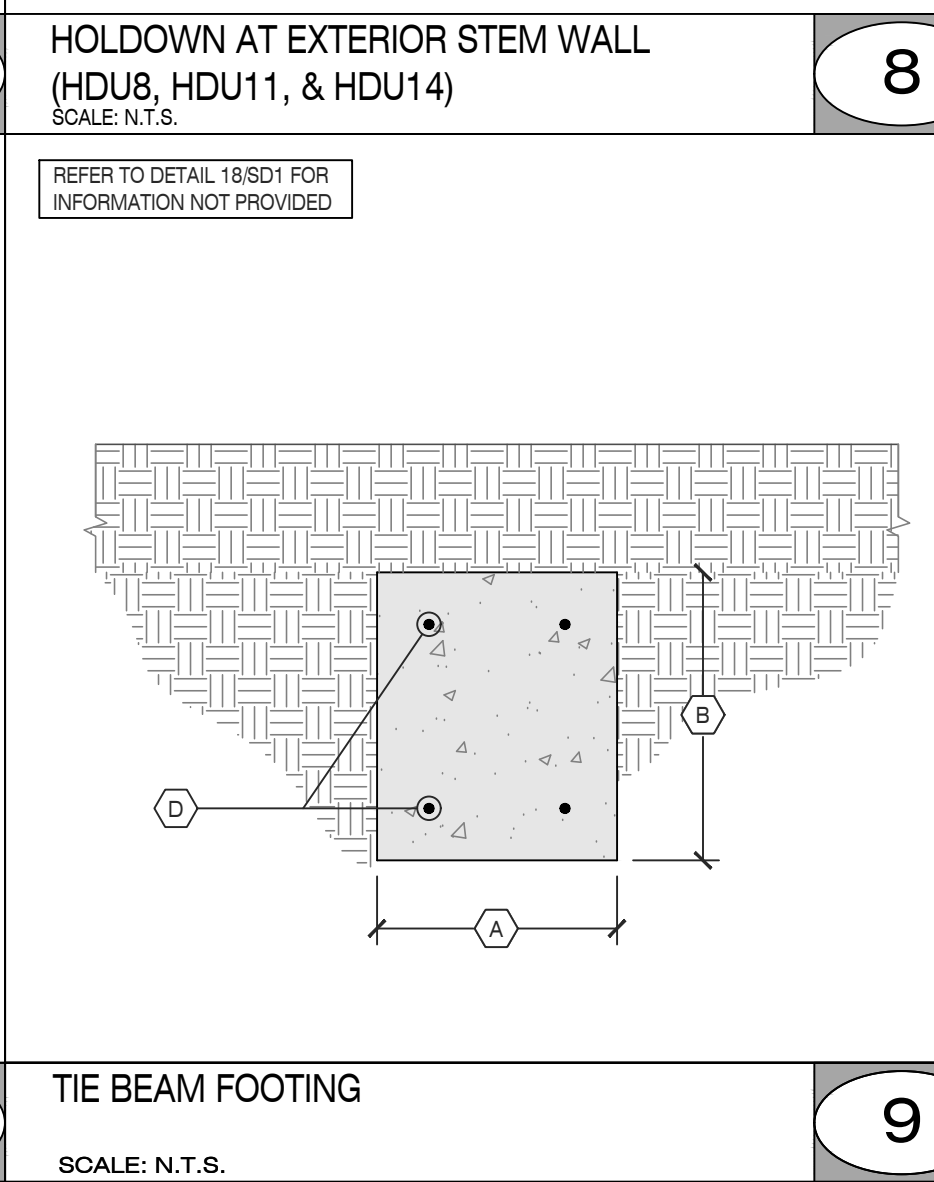
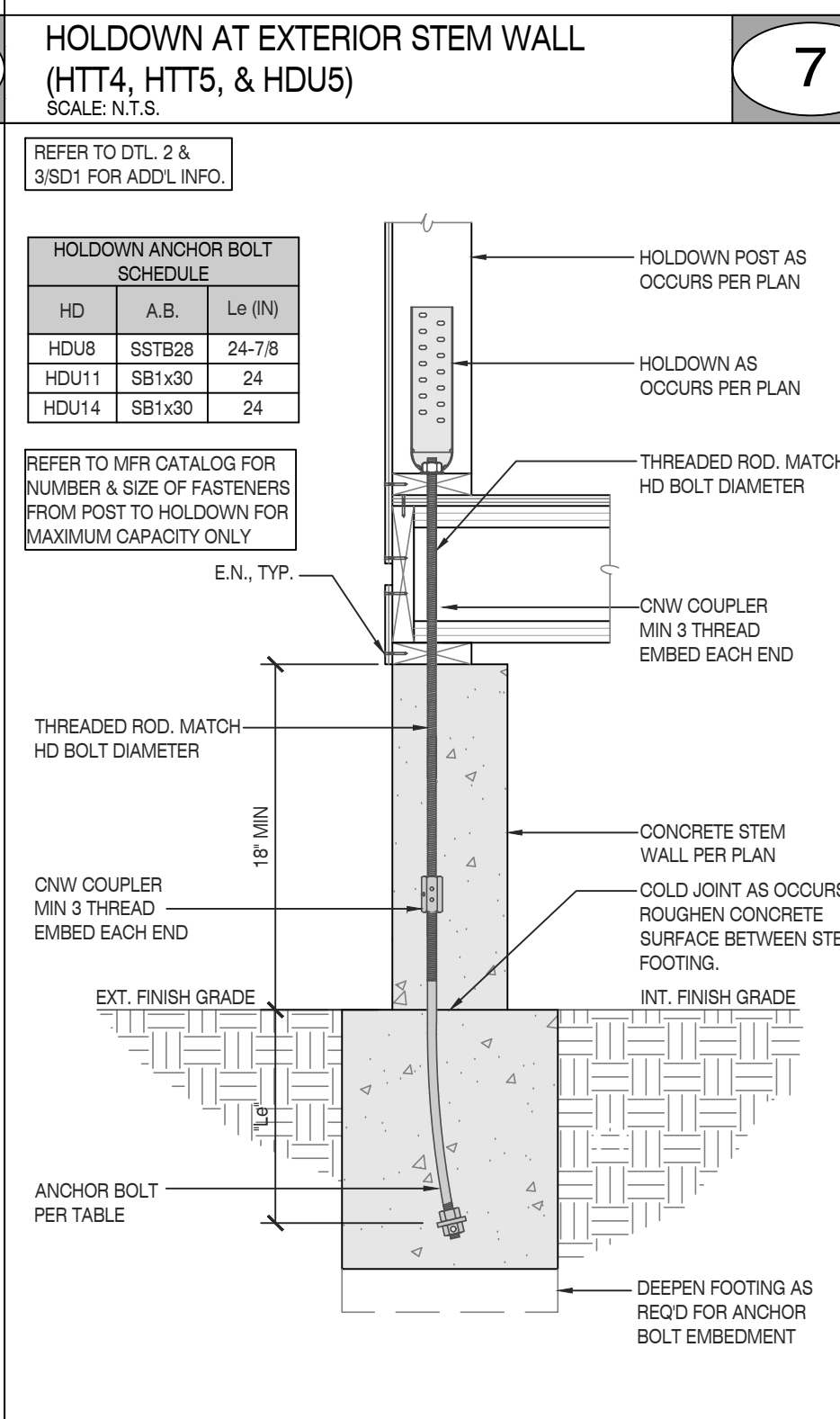
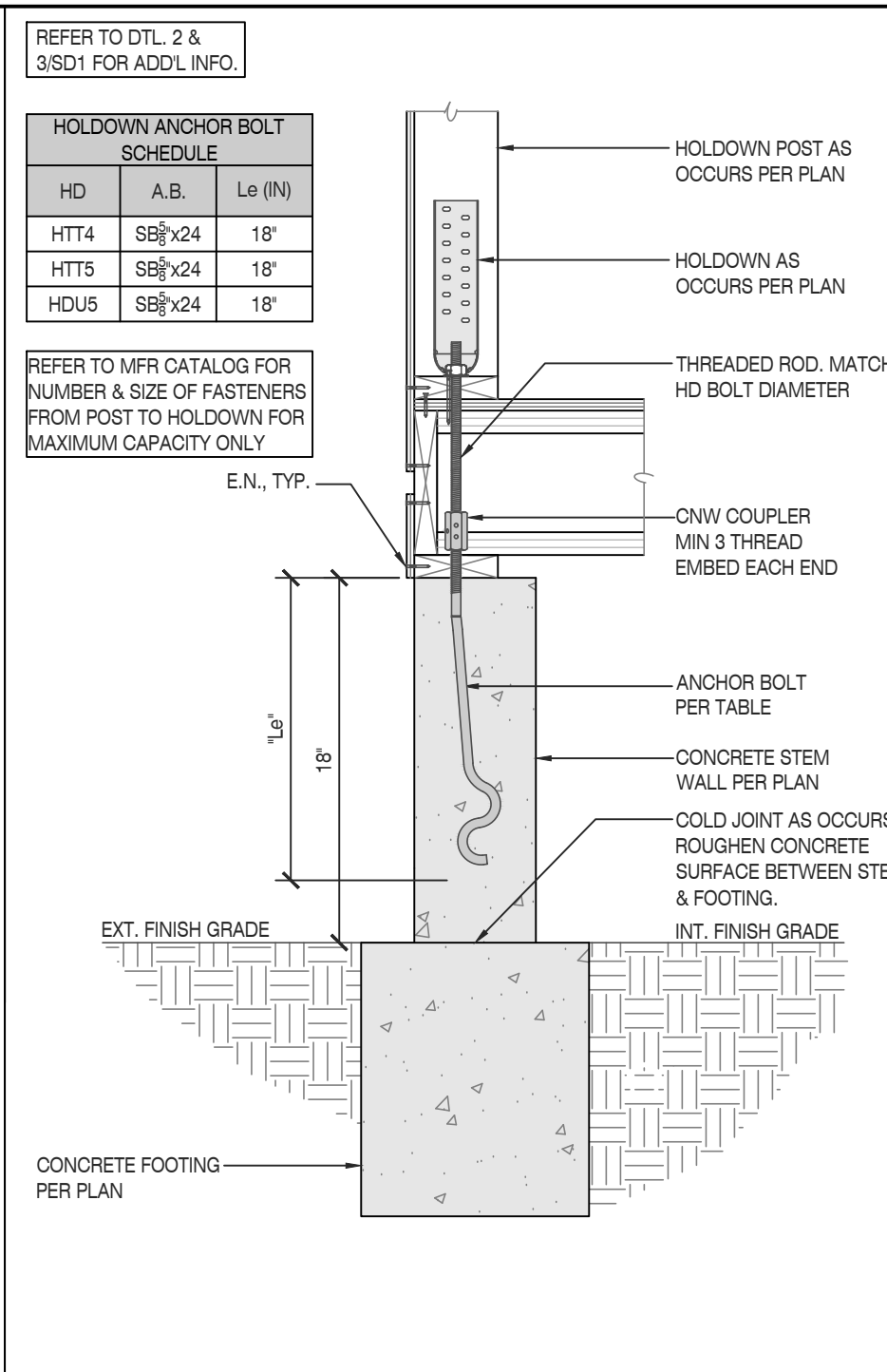
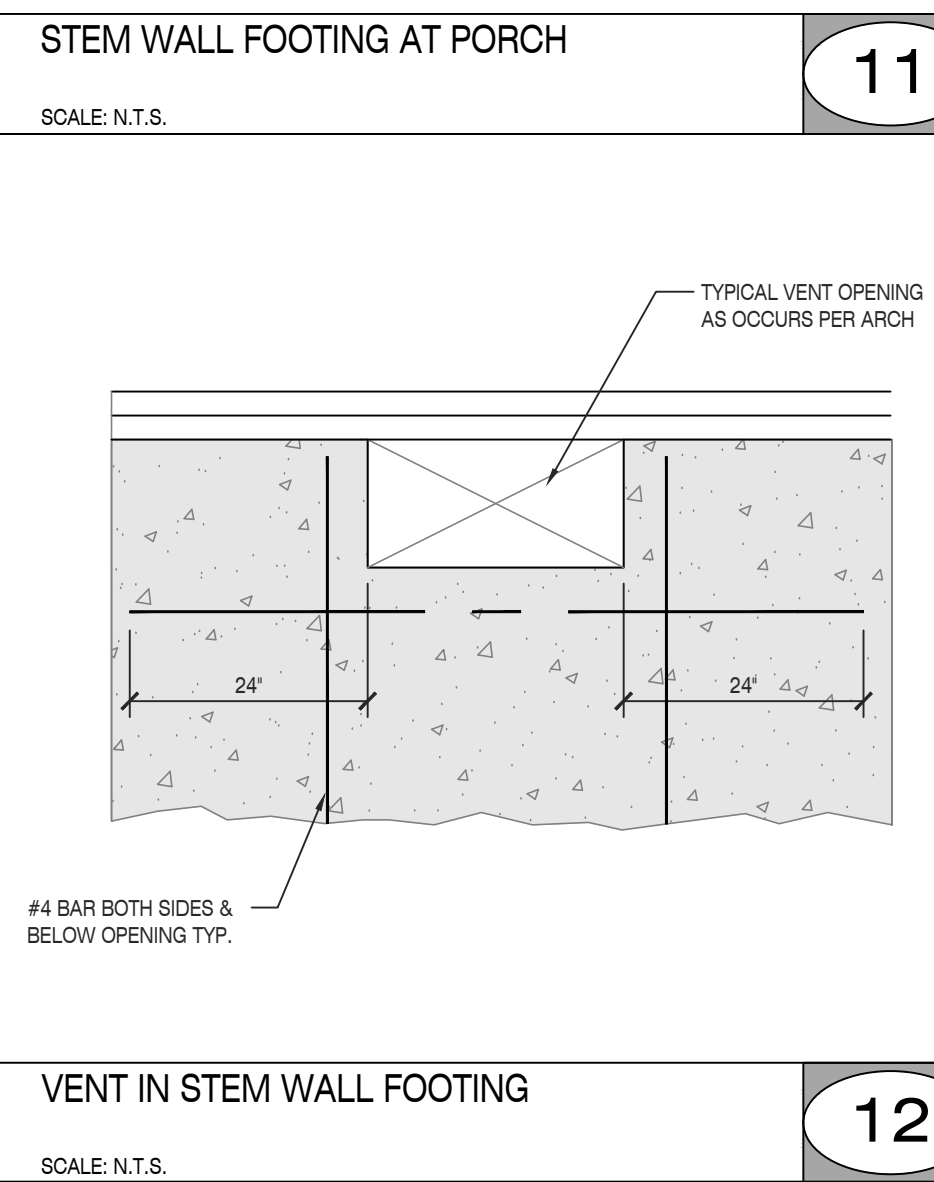
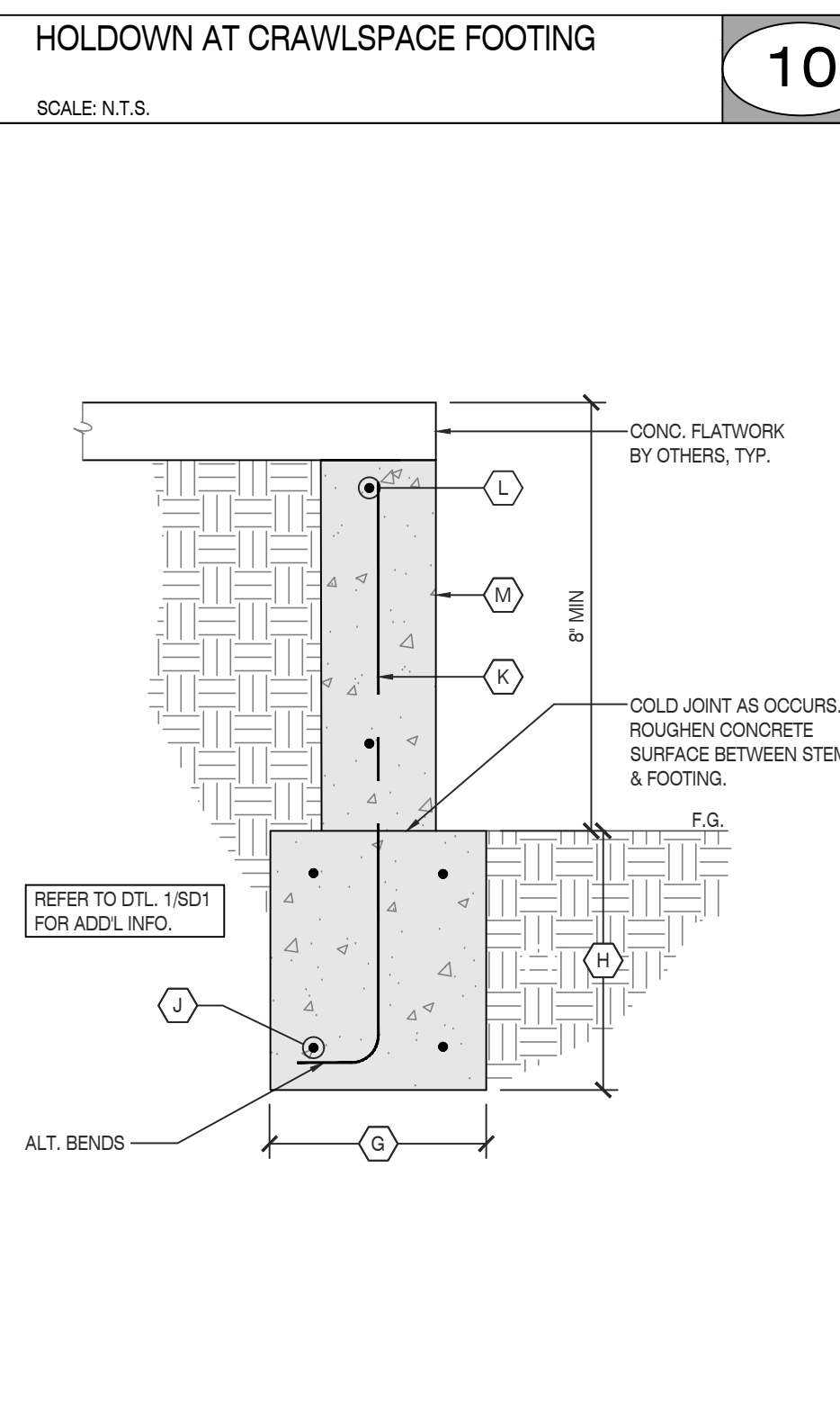
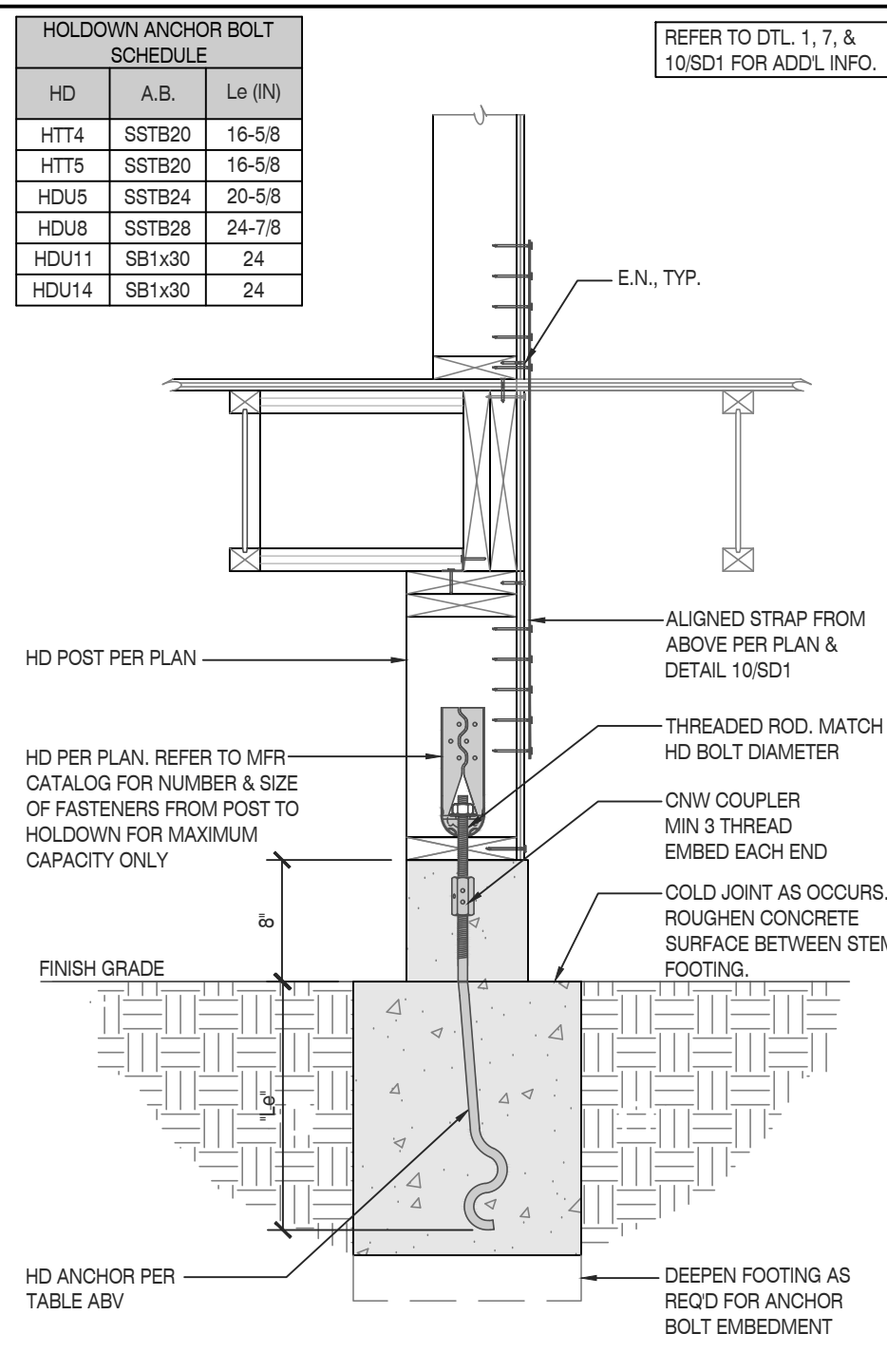
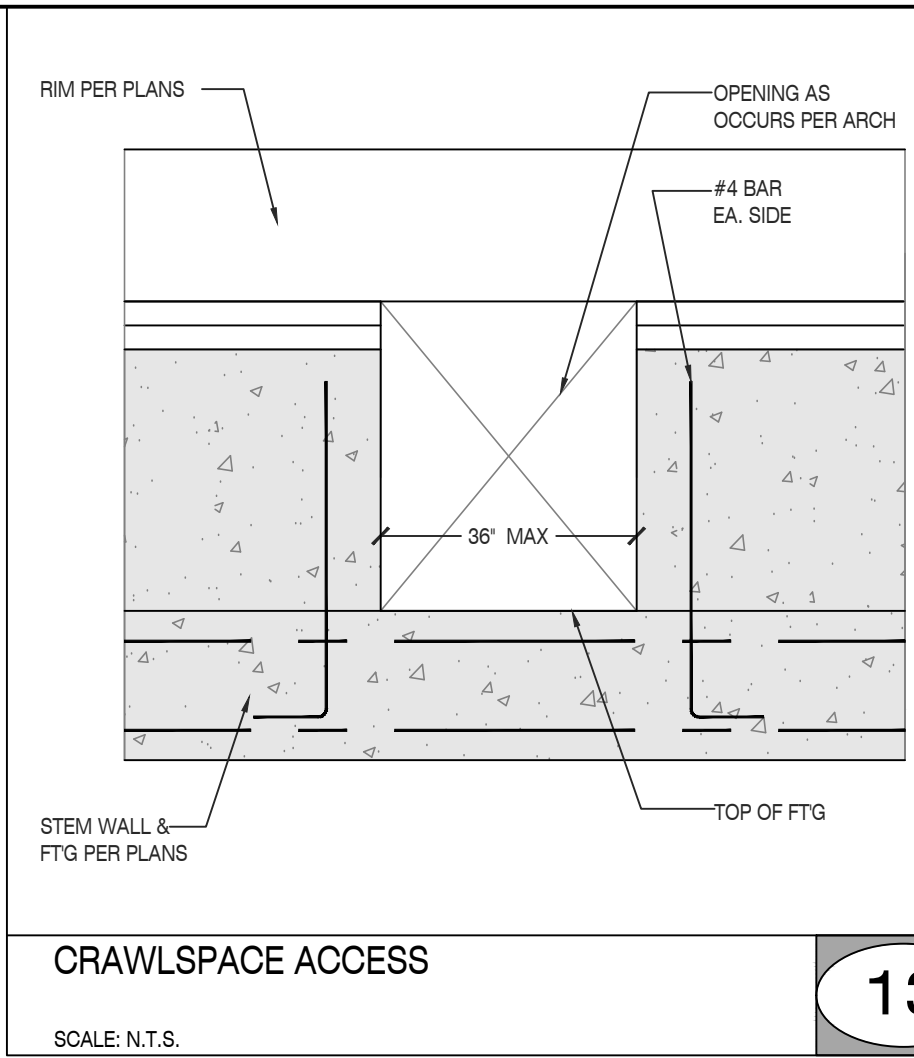
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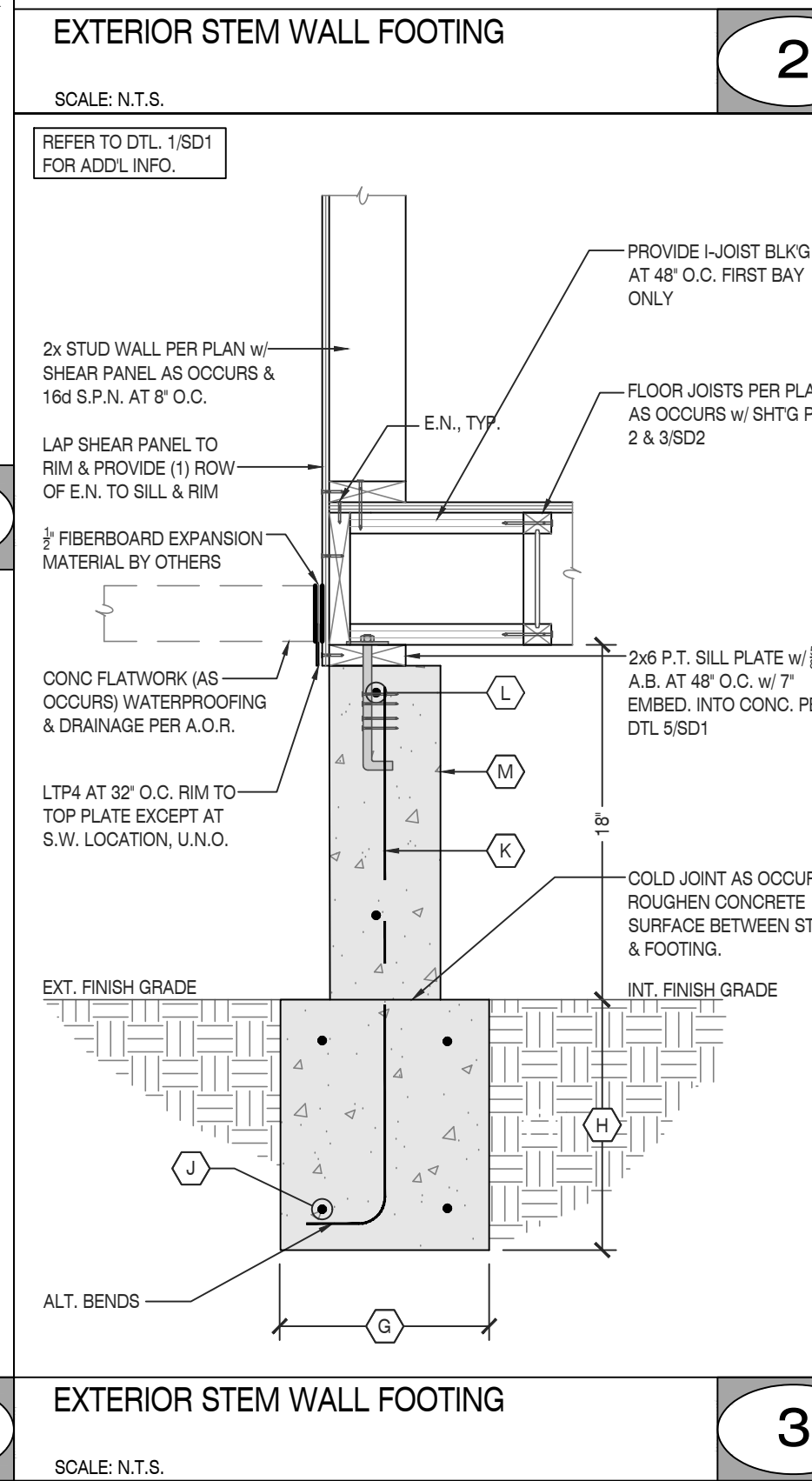
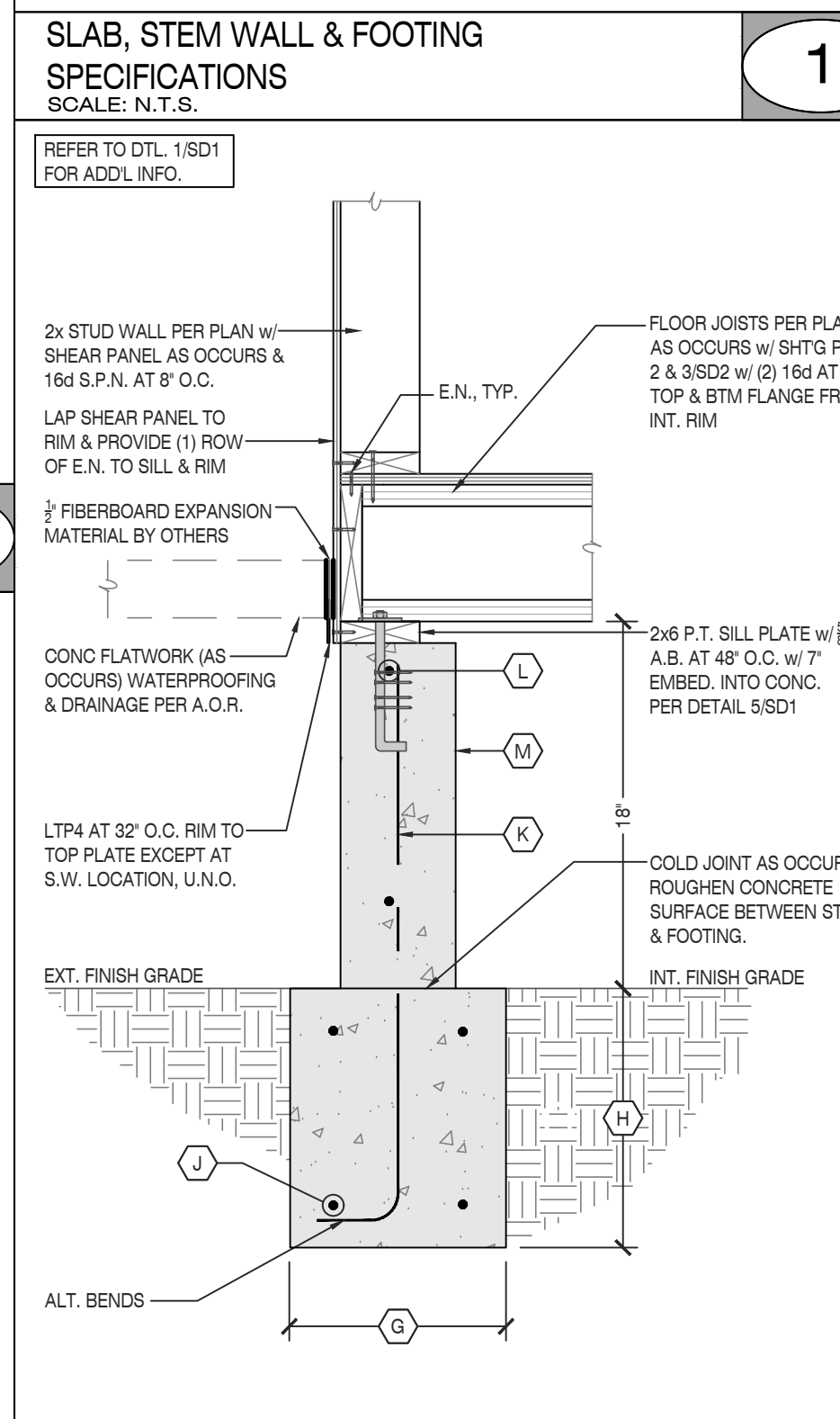
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STEM WALL FOOTINGS	SPECIFICATIONS FOR RAISED FLOOR FOUNDATION		
	LABEL	1-STORY	2-STORY
	G	TBD	TBD
FOUNDATION WALLS	LABEL	1-STORY	2-STORY
	K	TBD	TBD
	L	TBD	TBD
	LABEL	1-STORY	2-STORY
	M	TBD	TBD
	N	TBD	TBD

SPECIFICATIONS FOR RAISED FLOOR FOUNDATION		
LABEL	1-STORY	2-STORY
K	TBD	TBD
L	TBD	TBD
M	TBD	TBD
N	TBD	TBD



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FOUNDATION  
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scale

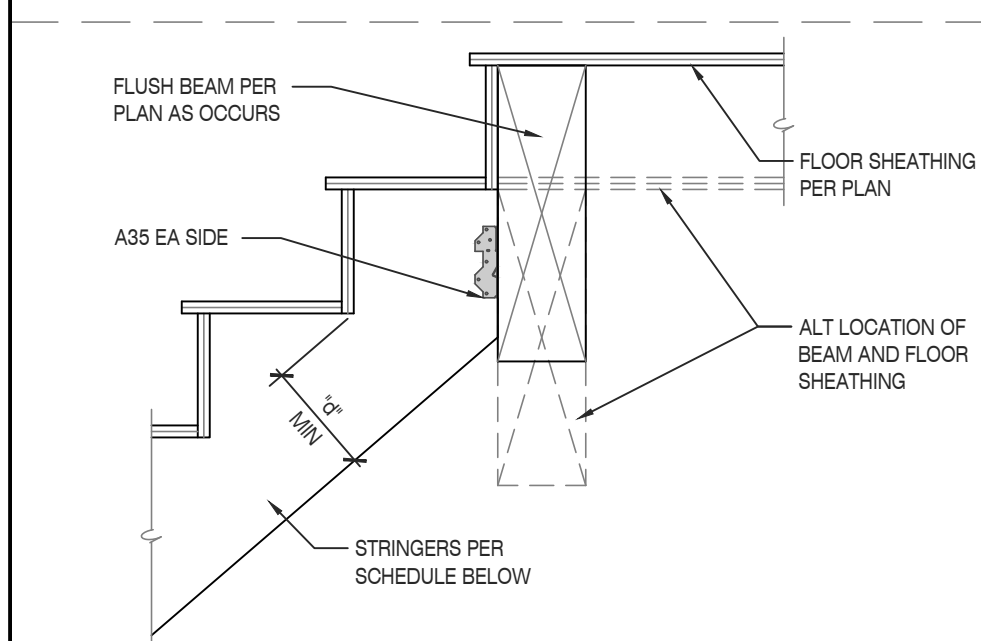
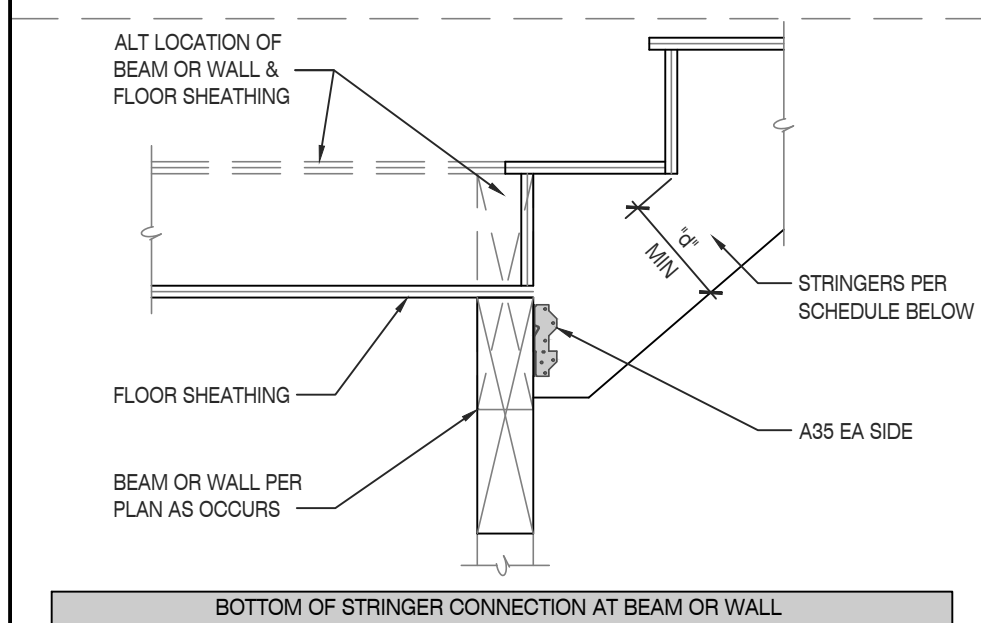
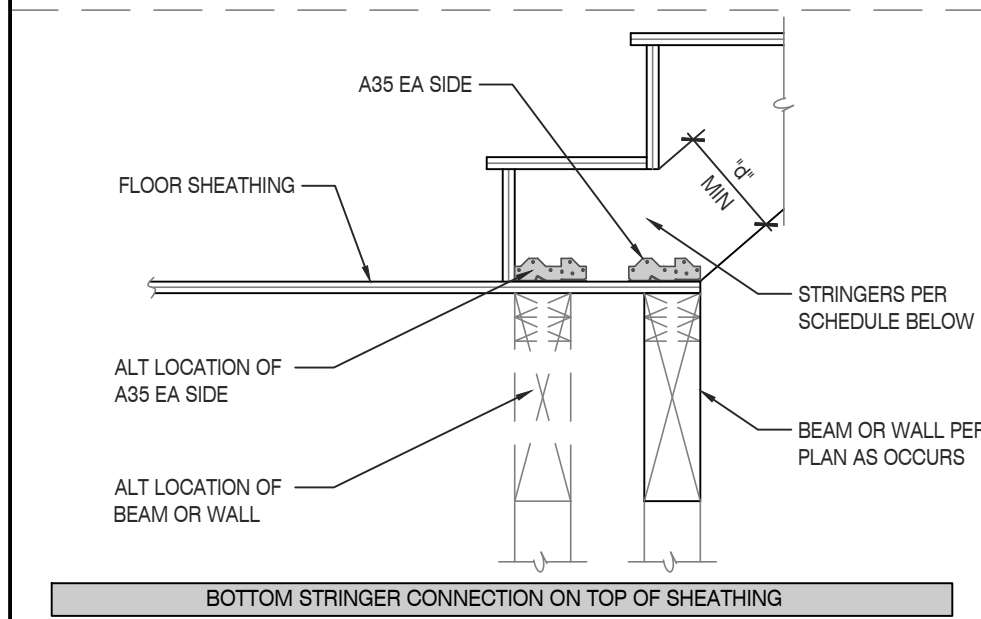
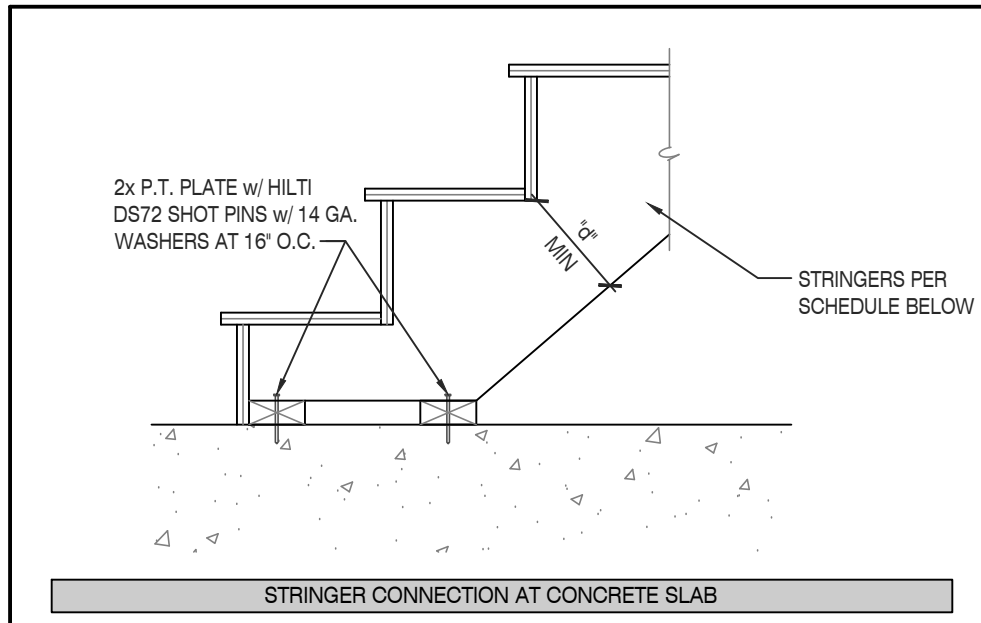
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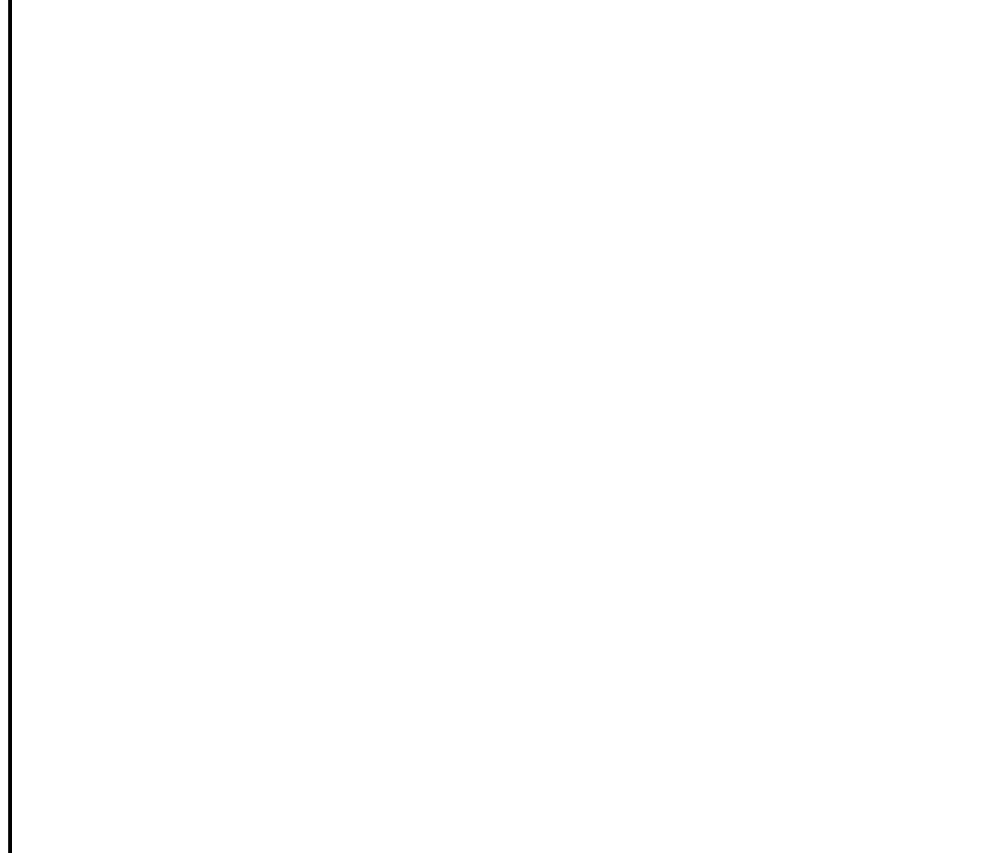


STRINGER SCHEDULE (100 PSF LL / 14 PSF DL)				
MAX STRINGER RUN (SEE NOTE 1)	#	PRODUCT	α	COMMENTS
7'-0"	3	2x14 DFL #2	7"	-
8'-0"	4	2x14 DFL #2	7"	SEE NOTE 2
10'-0"	2	1 1/2" x 14" EWB	7 1/2"	SEE NOTE 3
12'-0"	3	1 1/2" x 14" EWB	7 1/2"	-
13'-0"	4	1 1/2" x 14" EWB	7 1/2"	SEE NOTE 2

NOTE:  
 1. STRINGER RUN IS THE HORIZONTAL DIMENSION BETWEEN STAIRWAY SUPPORTS.  
 2. (2) ADJACENT STRINGERS CENTERED ON TREAD WIDTH MAY REPLACE (2) INTERIOR EVENLY SPACED STRINGERS  
 3. FOR USE AT 36" TREAD WIDTH OR LESS ONLY.

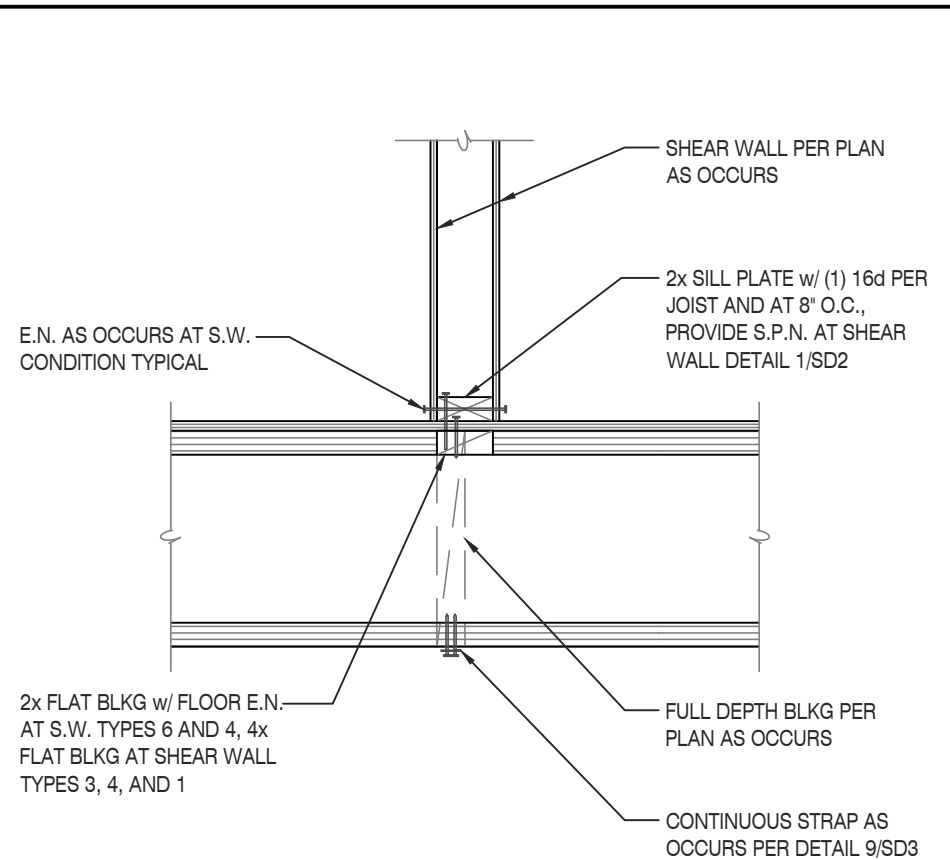
## TYPICAL STAIR FRAMING CONNECTIONS

SCALE: N.T.S.



## NOT USED

SCALE: N.T.S.



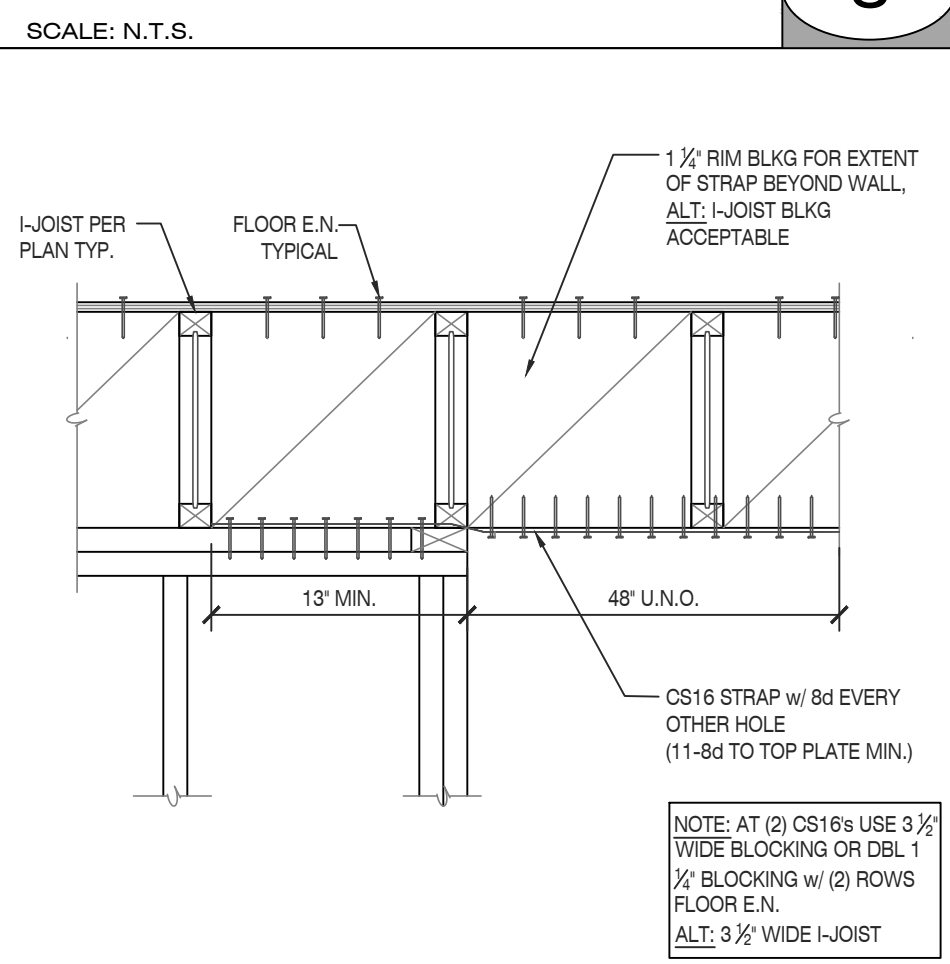
## TYPICAL INTERIOR WALL PERPENDICULAR TO JOISTS

SCALE: N.T.S.



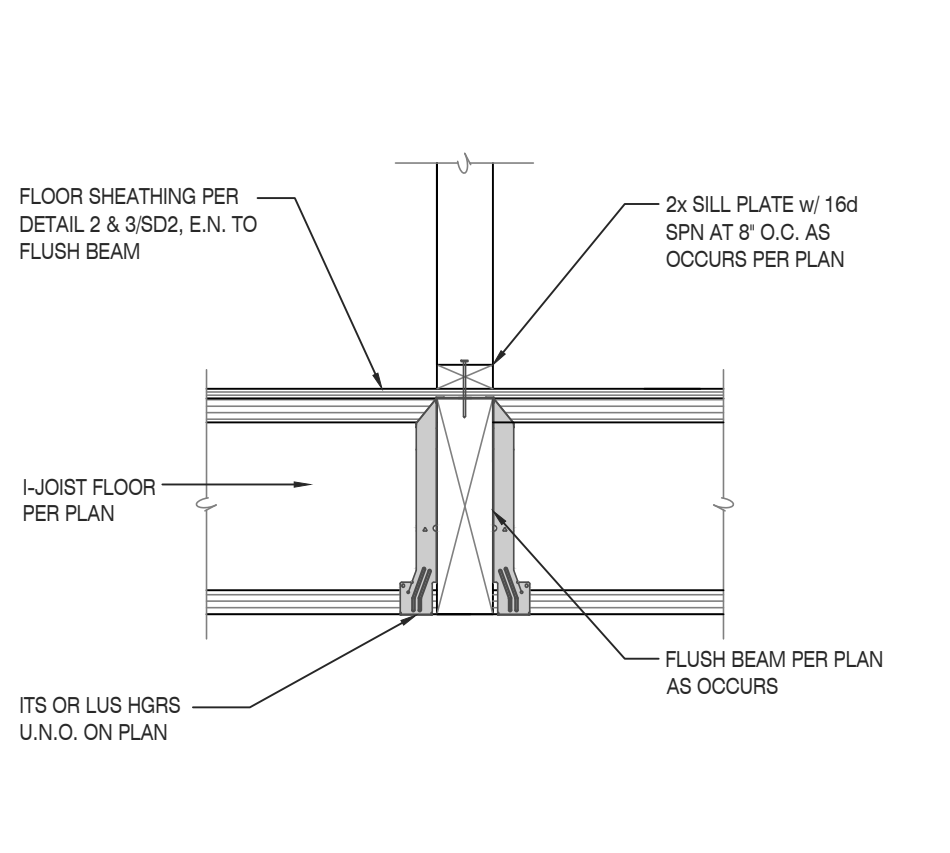
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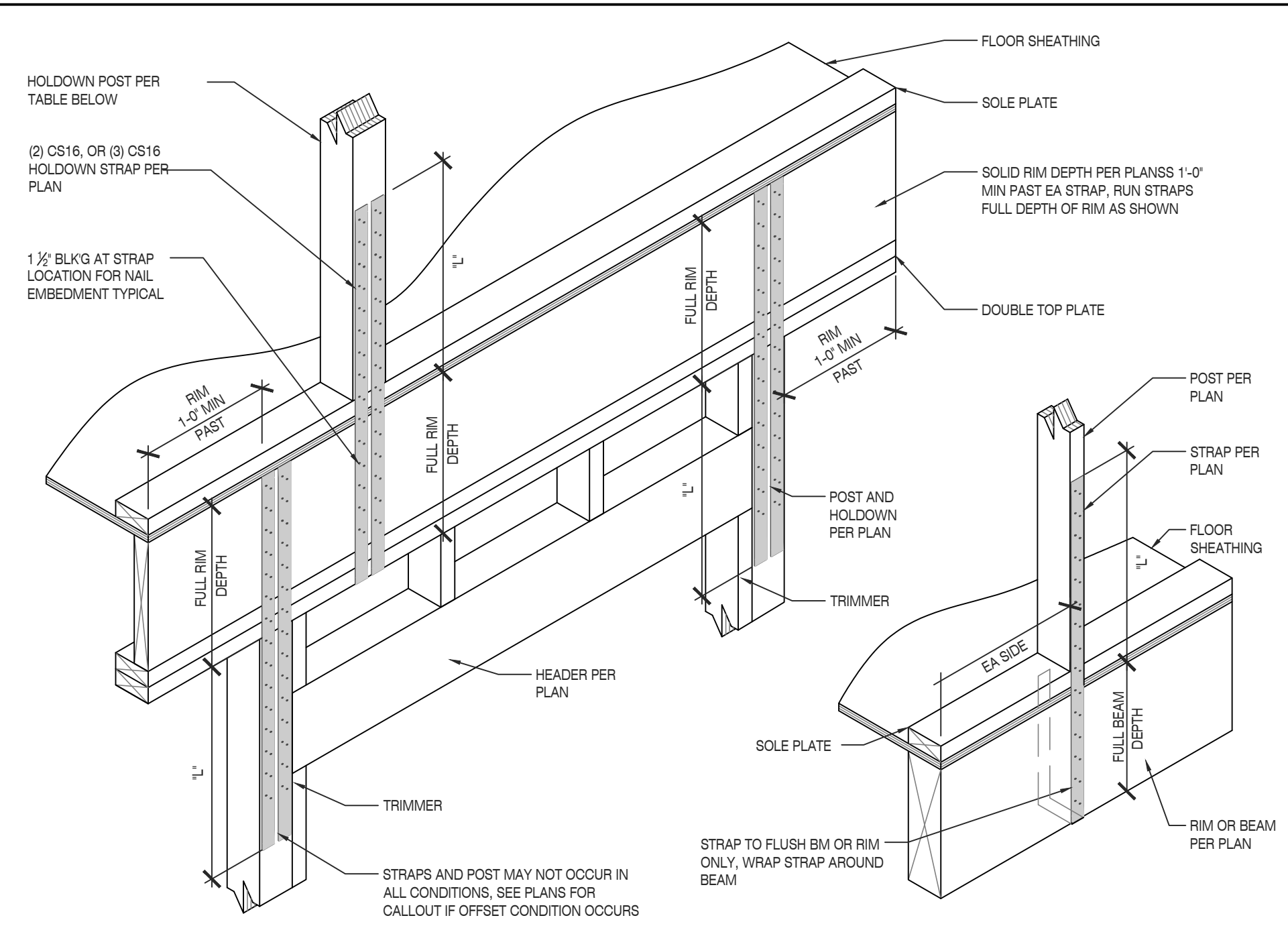
## PERPENDICULAR DRAG CONNECTION

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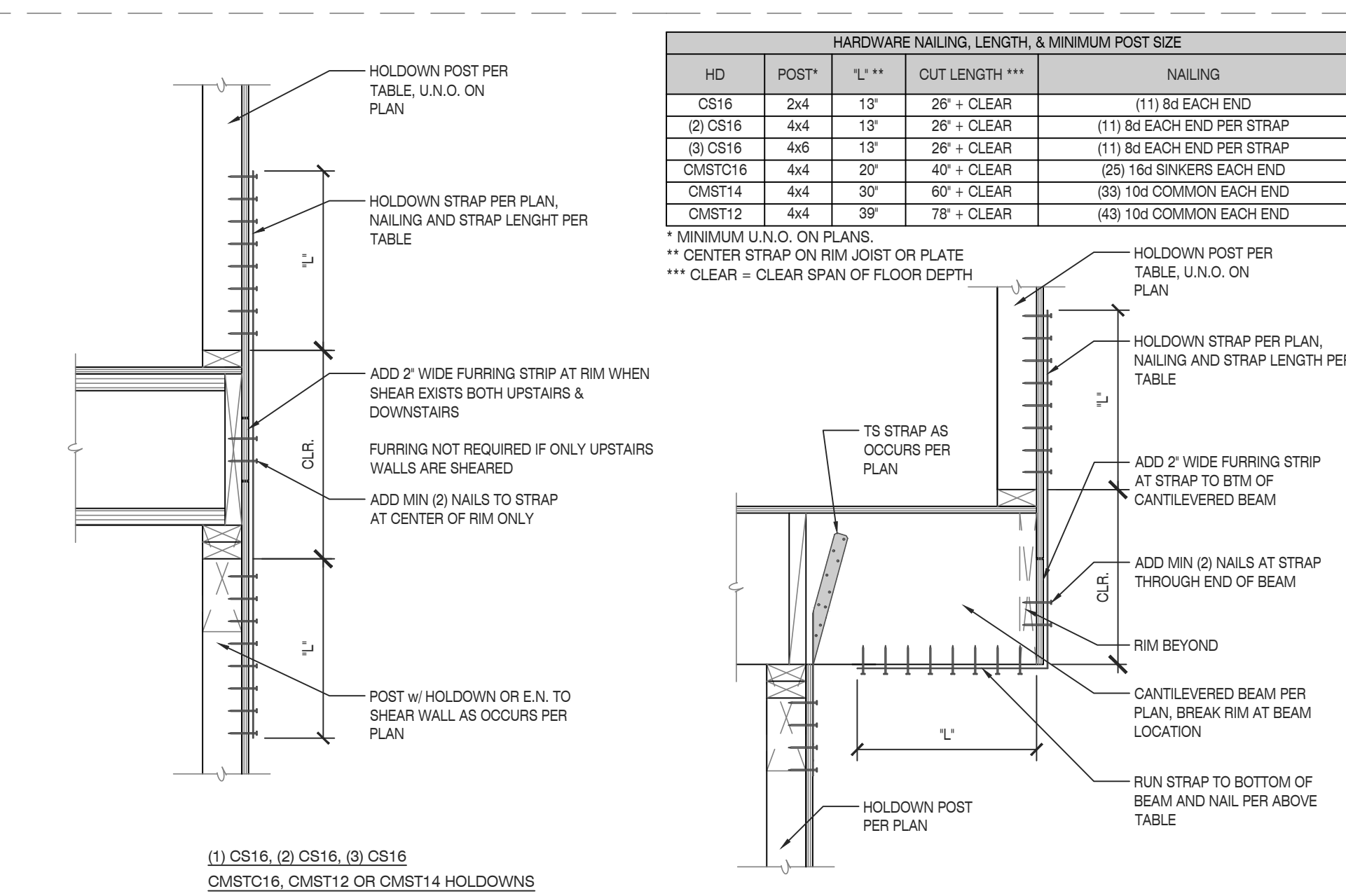


## TYPICAL FLUSH BEAM CONNECTION

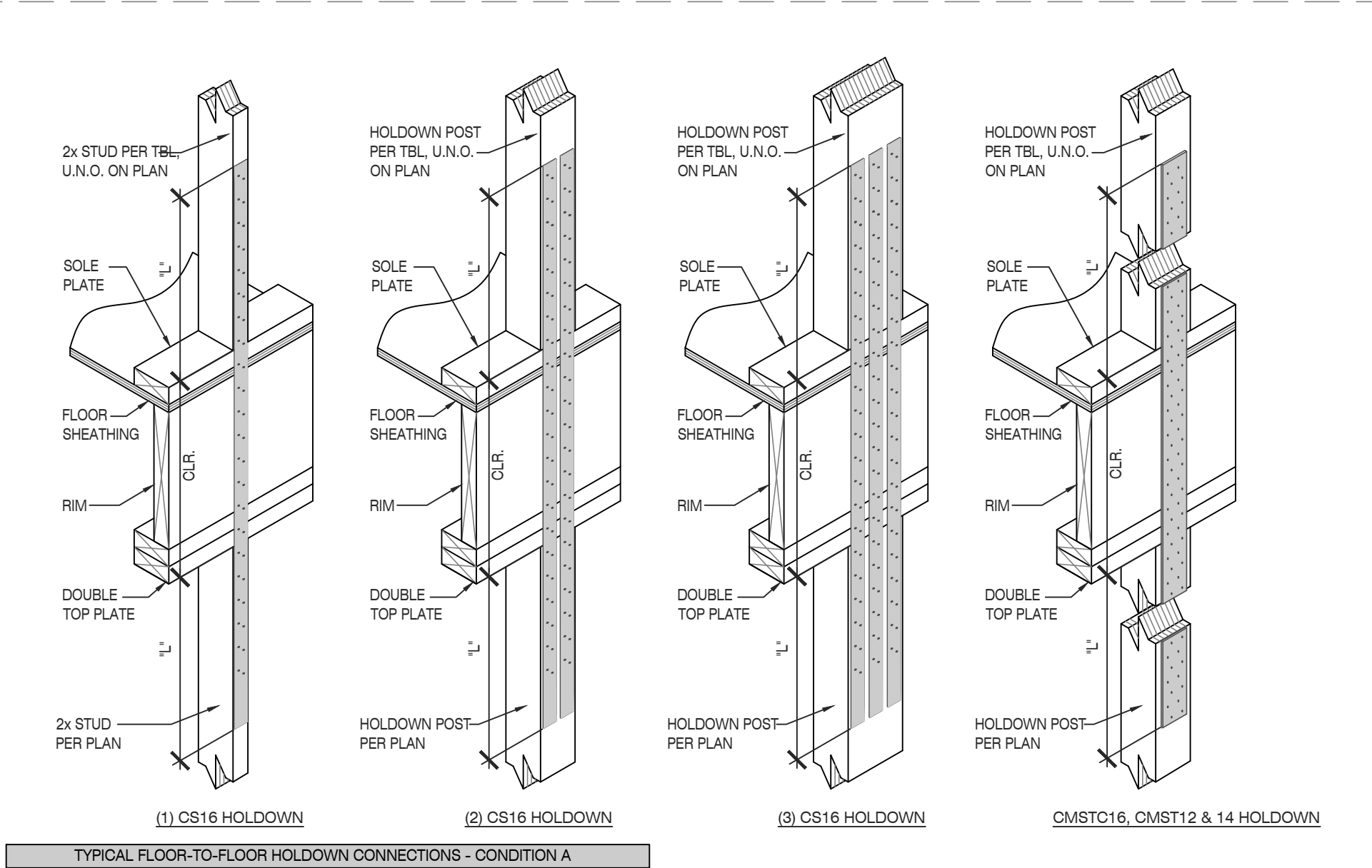
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## STRAP TO BEAM ONLY CONNECTION - CONDITION D

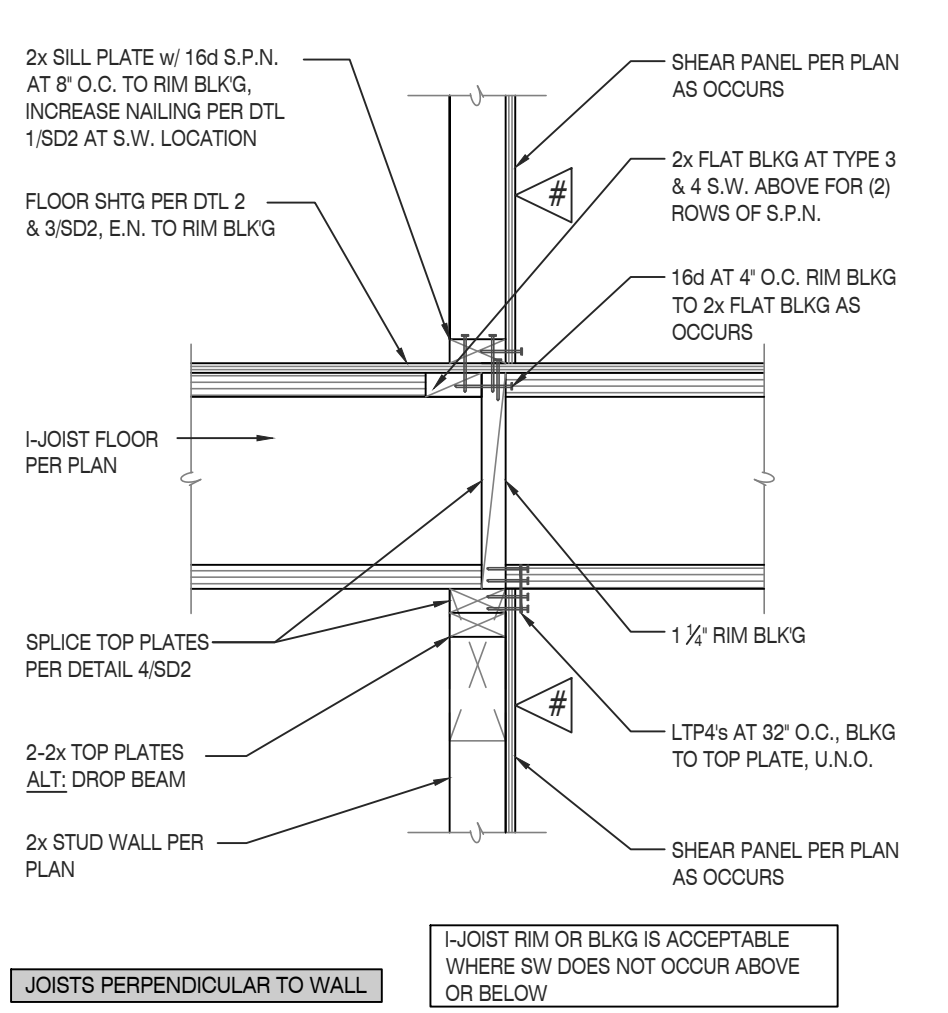
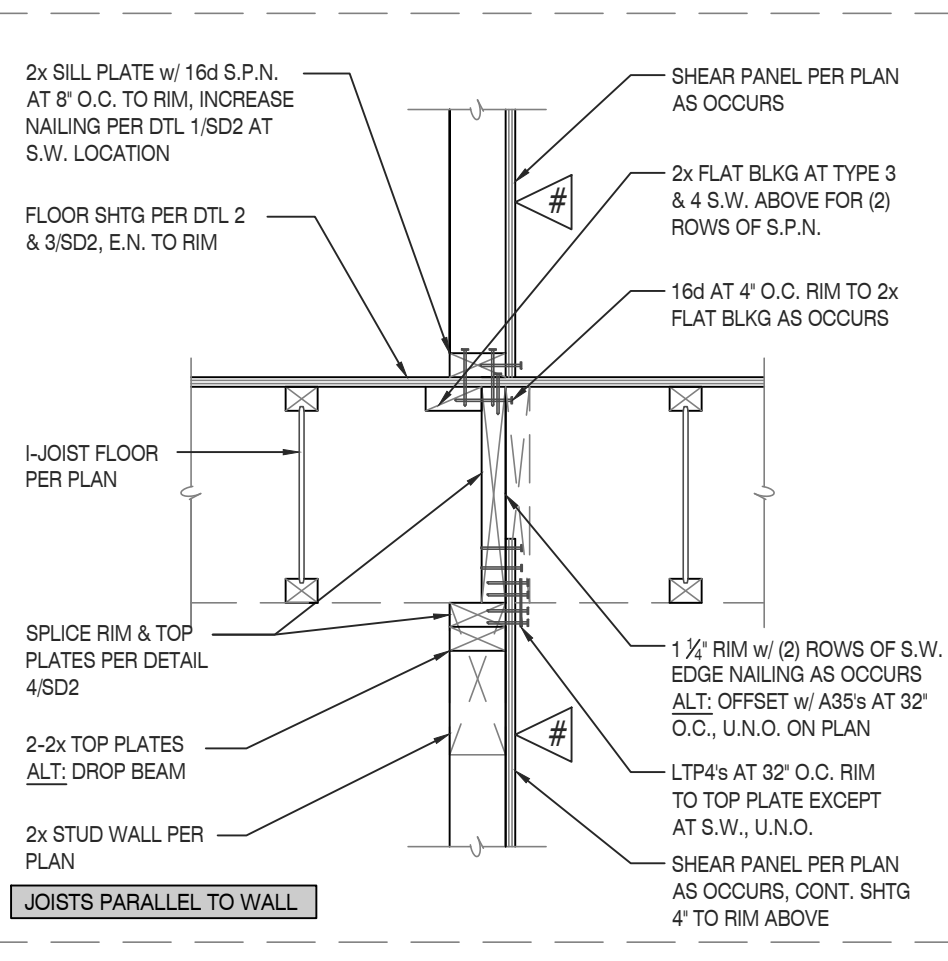
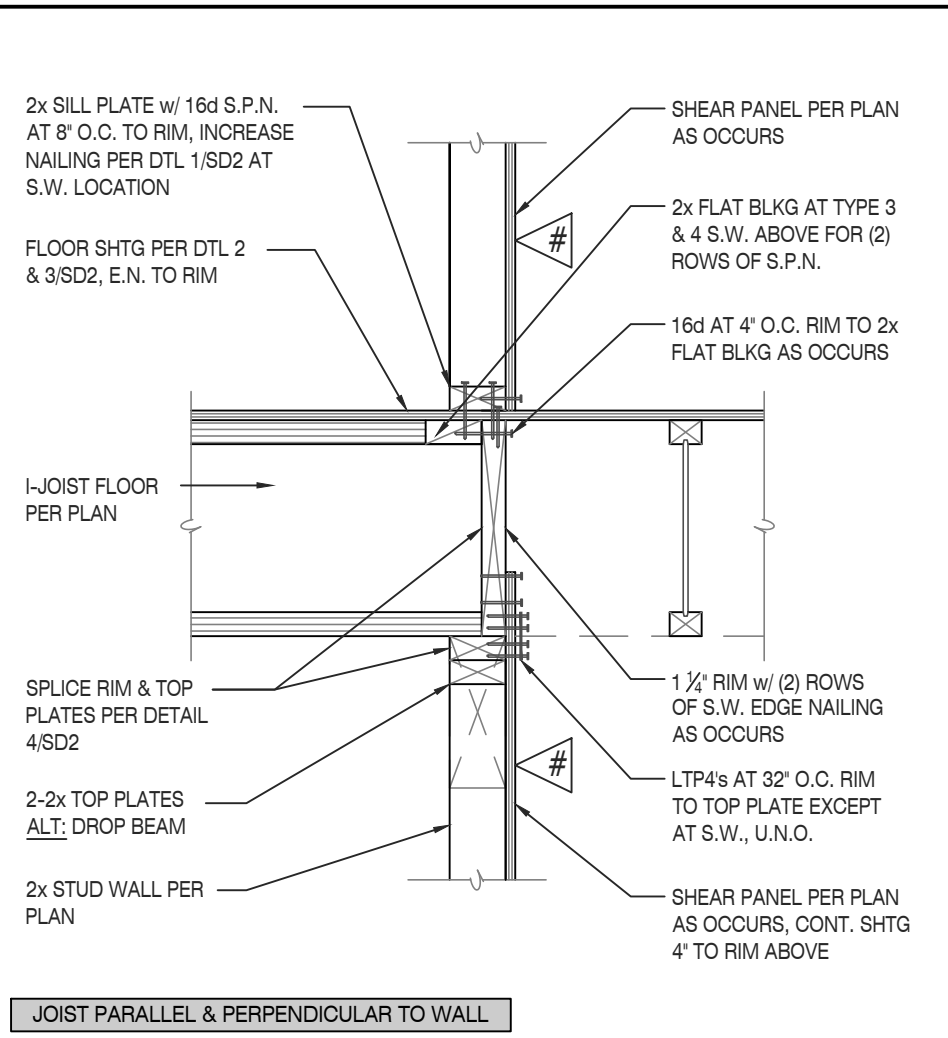


## TYPICAL FLOOR-TO-FLOOR HOLDOWN CONNECTION - SIDE VIEW - CONDITION A



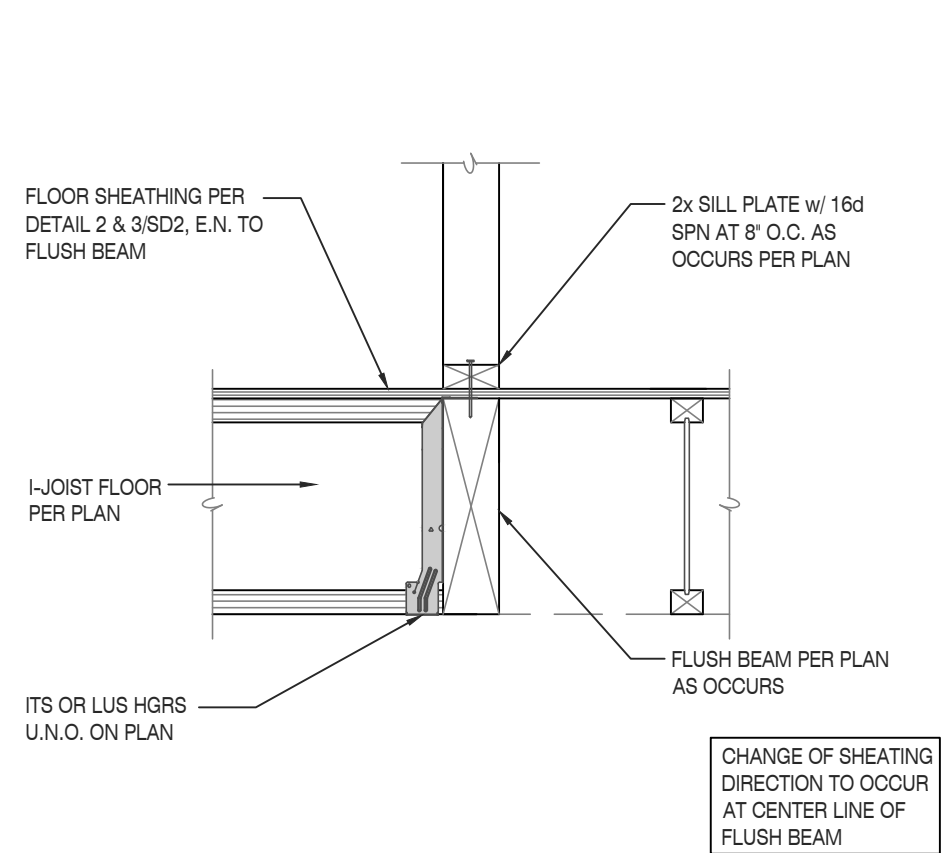
## TYPICAL FLOOR-TO-FLOOR HOLDOWN CONNECTIONS - CONDITION A

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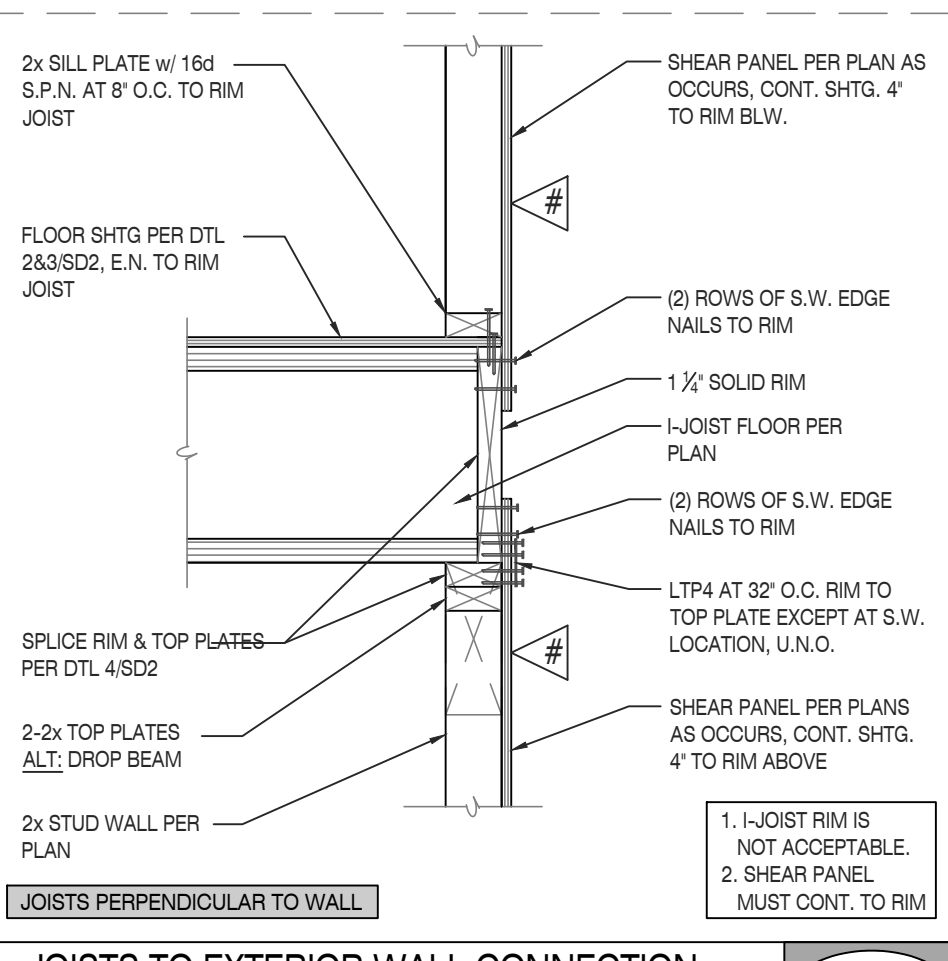
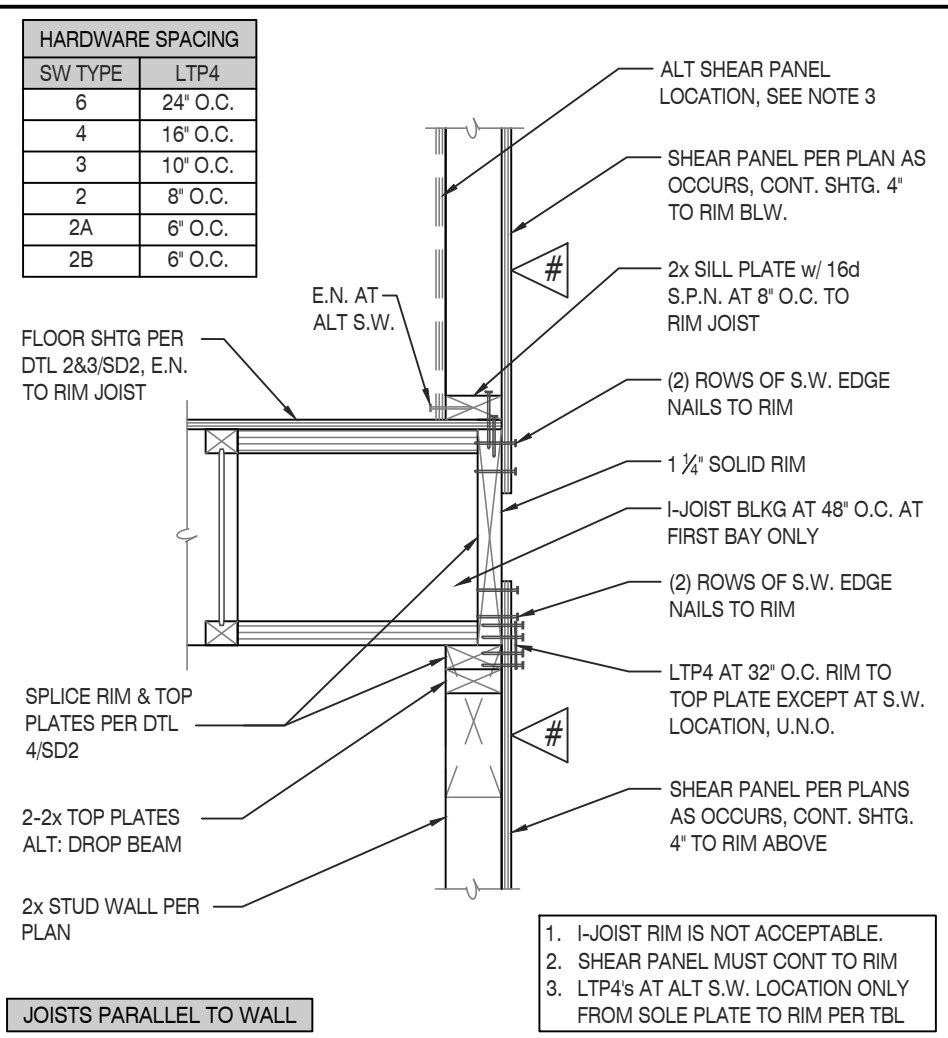
## JOISTS TO INTERIOR WALL CONNECTION

SCALE: N.T.S.



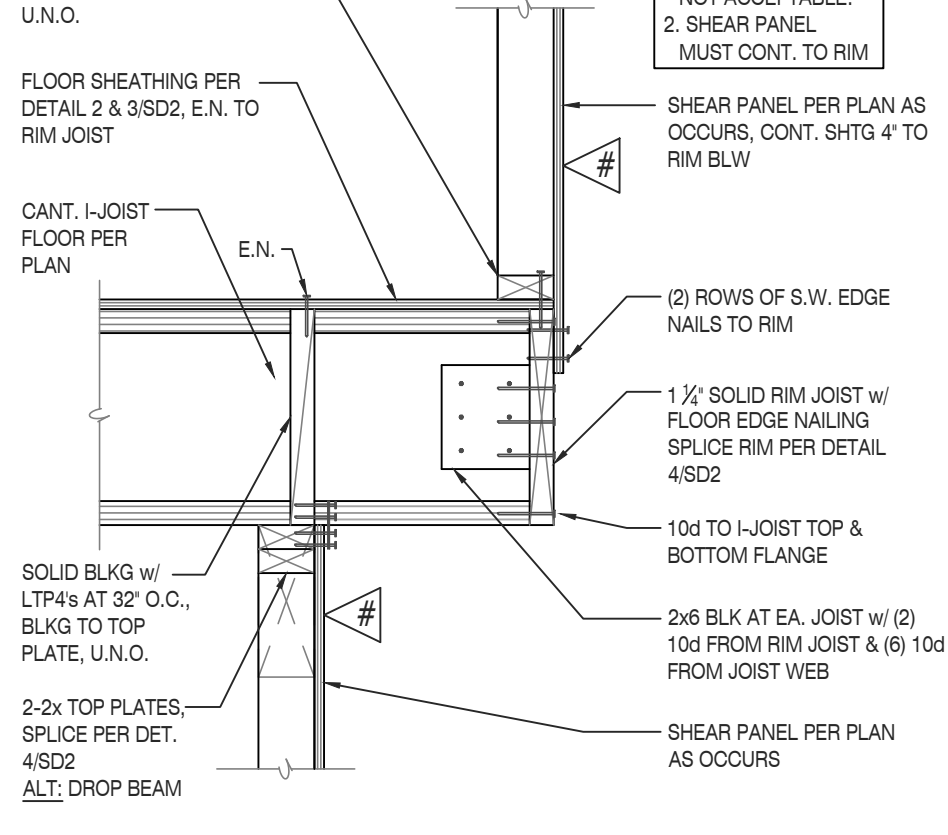
## TYPICAL FLUSH BEAM CONNECTION

SCALE: N.T.S.



## JOISTS TO EXTERIOR WALL CONNECTION

SCALE: N.T.S.



## CANTILEVERED JOISTS TO EXTERIOR WALL

SCALE: N.T.S.



## NOT USED

SCALE: N.T.S.

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TRUCKEE, CA  
LOTS  
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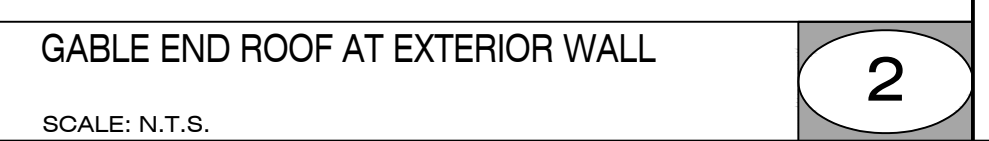
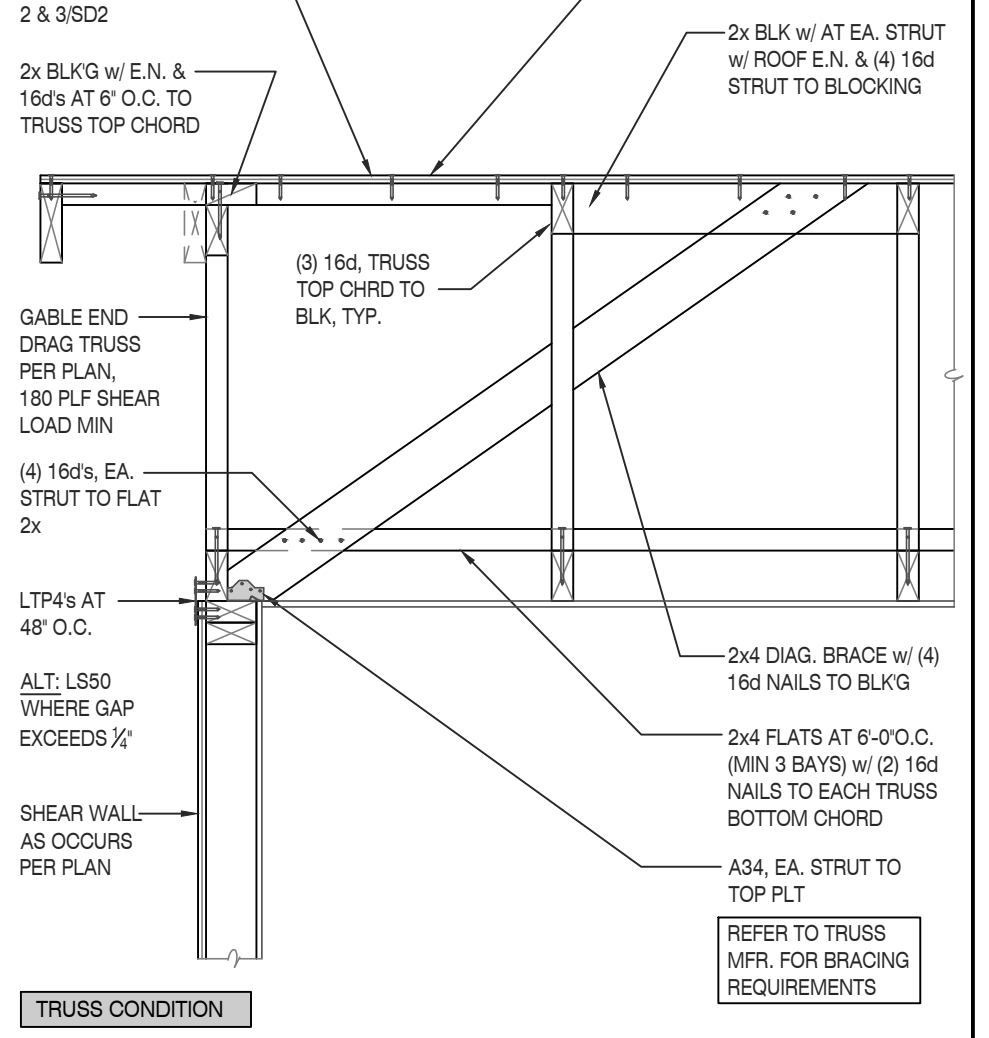
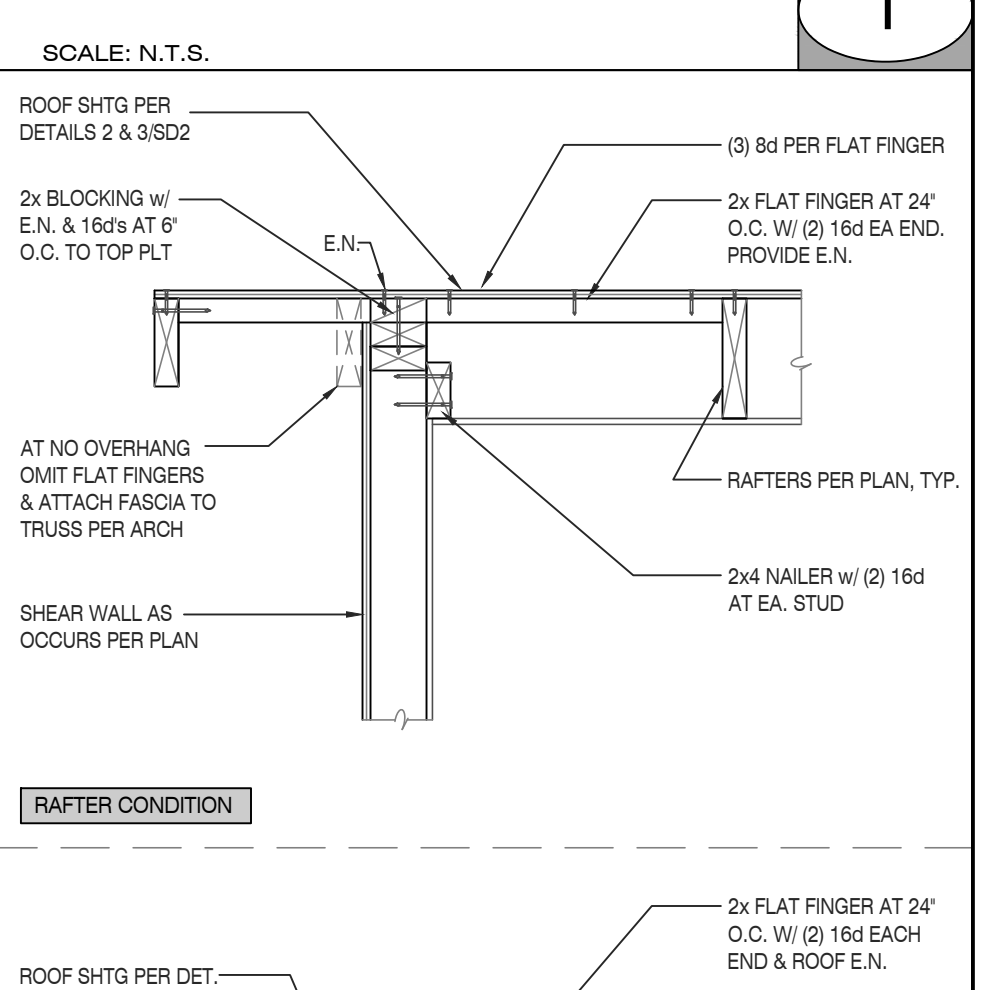
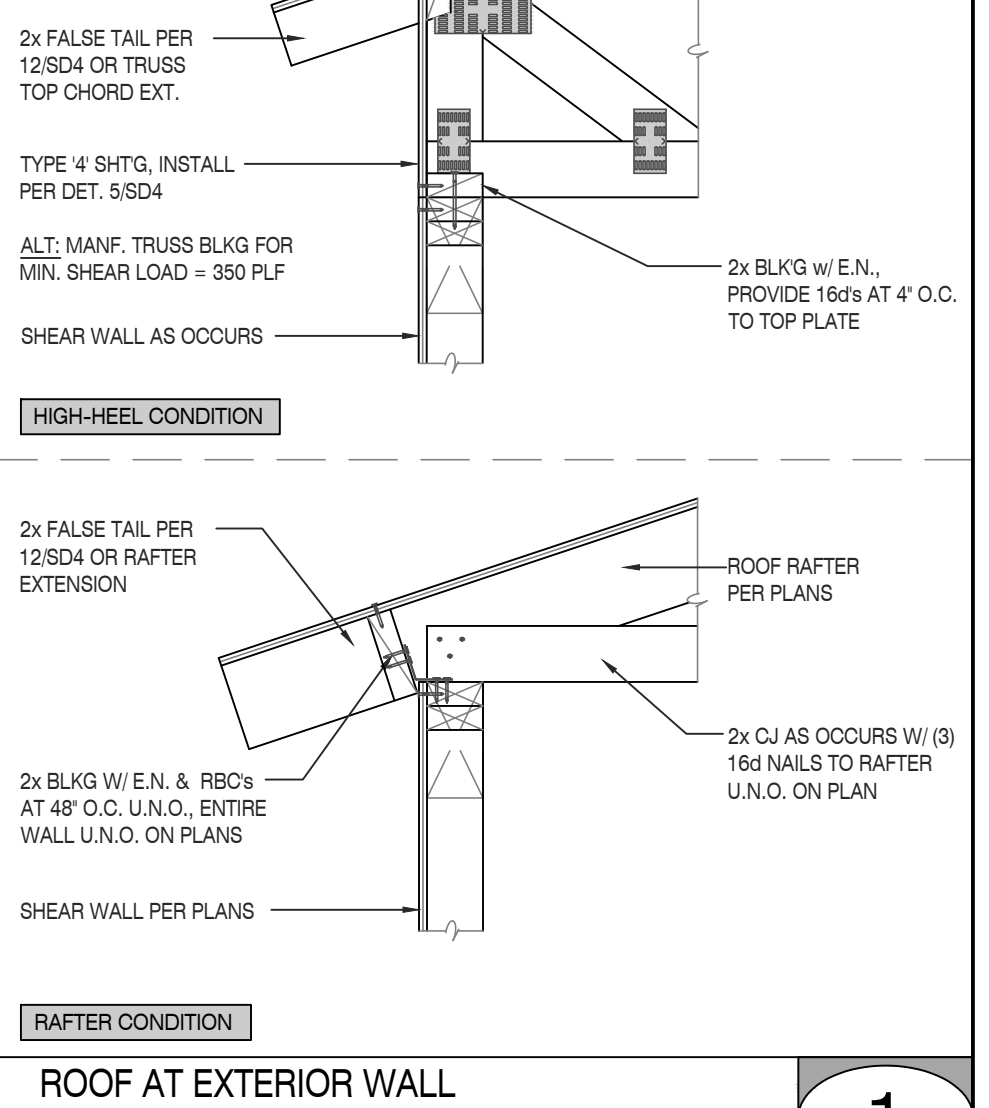
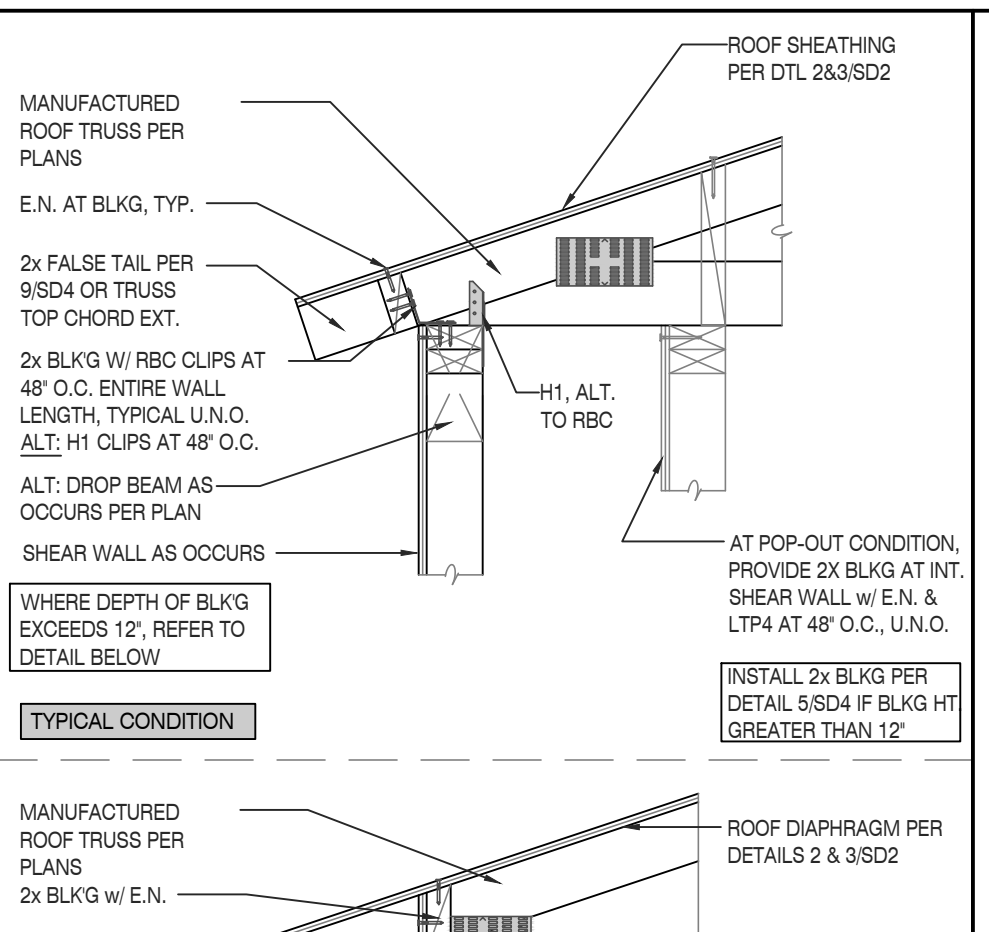
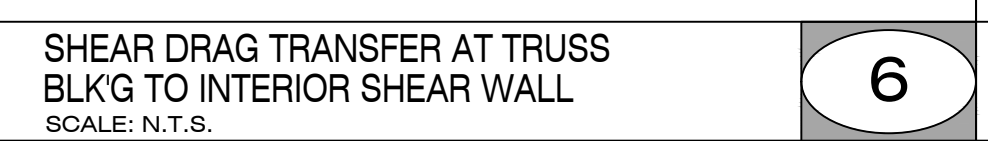
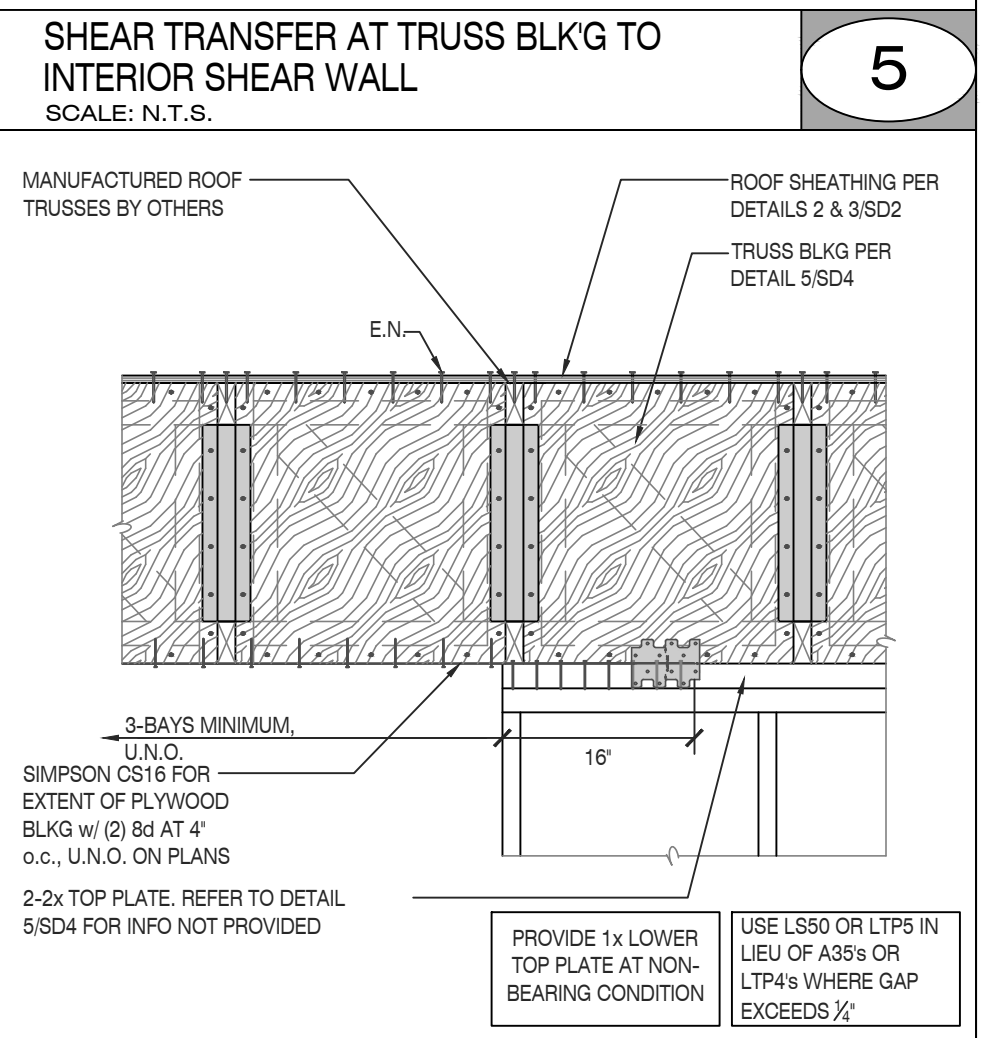
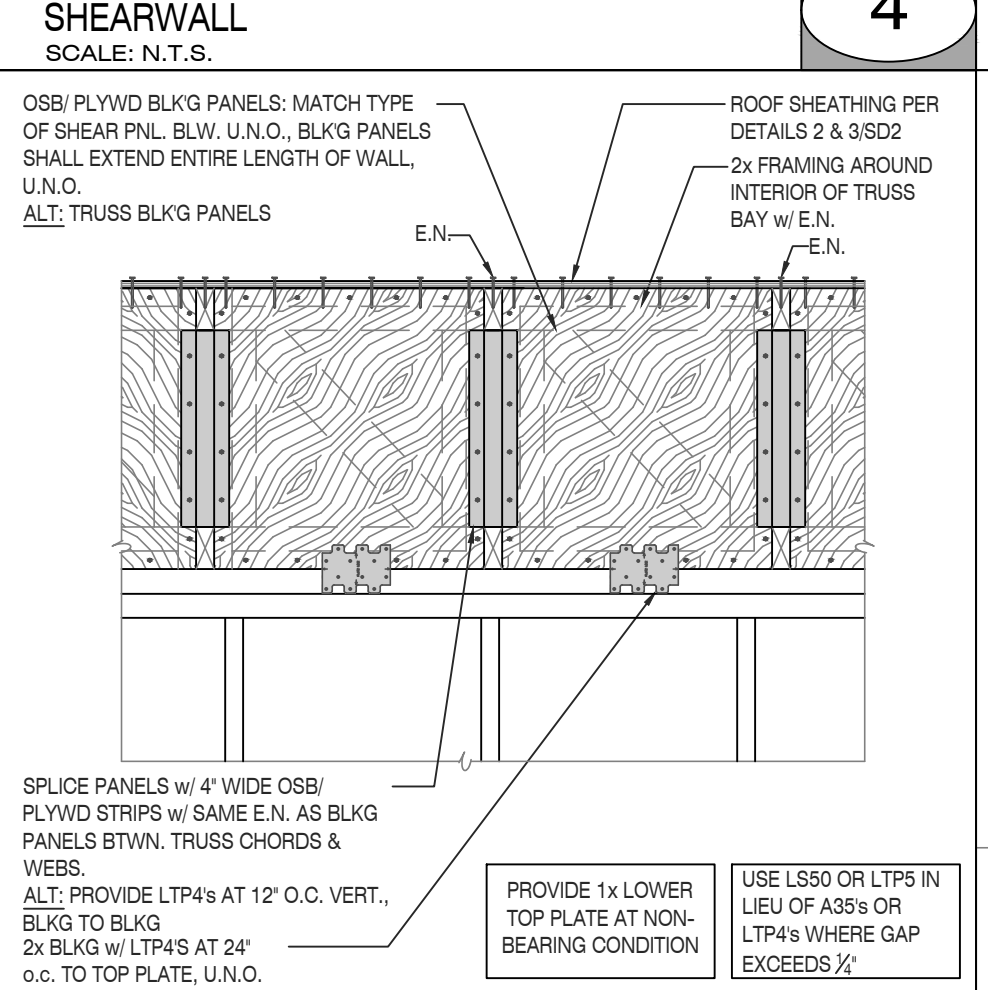
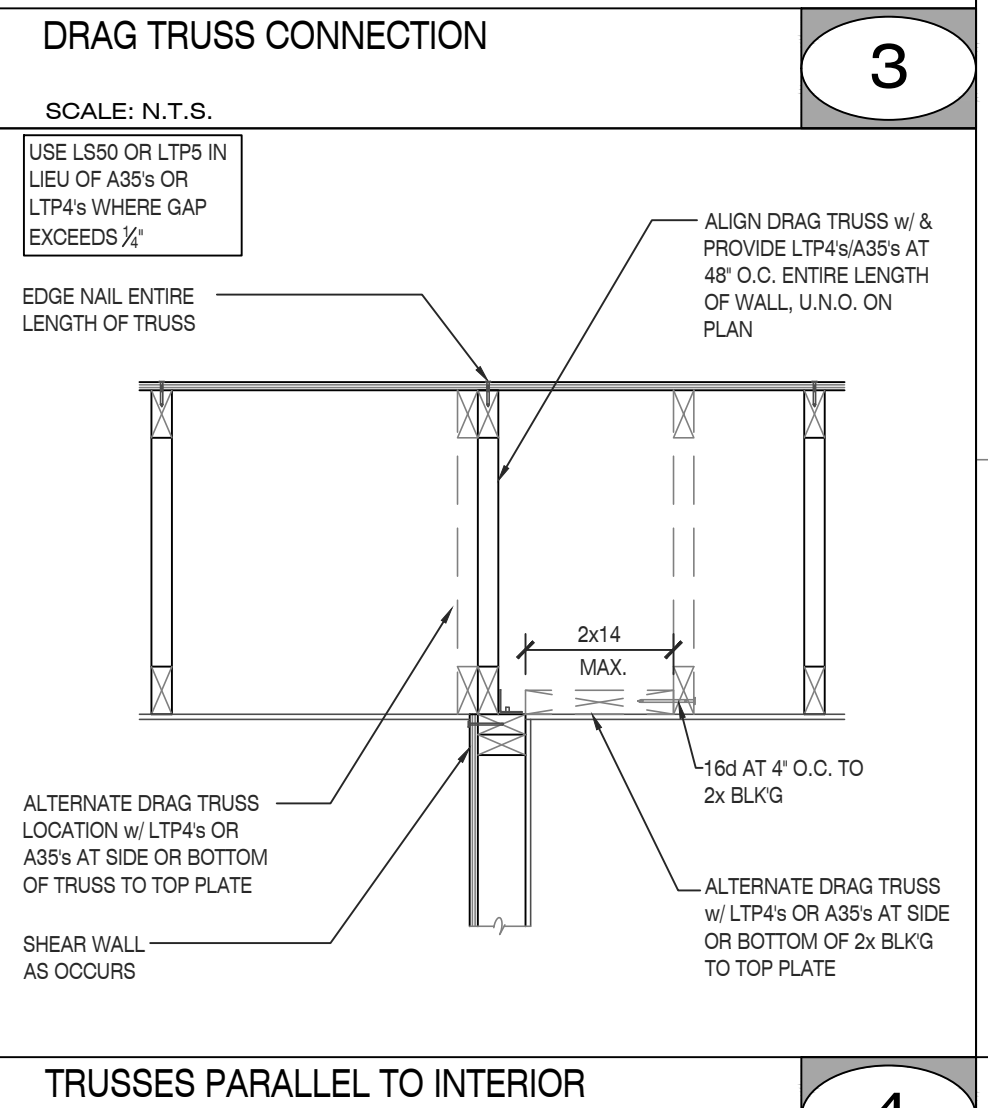
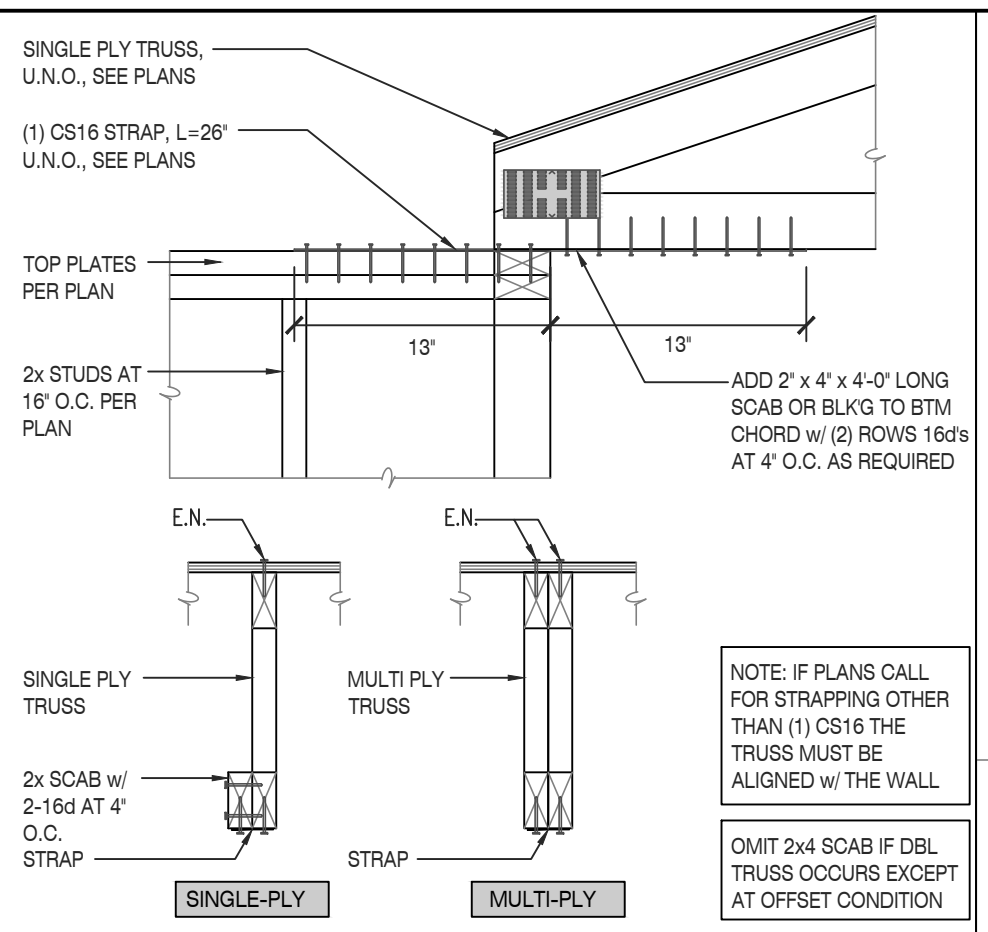
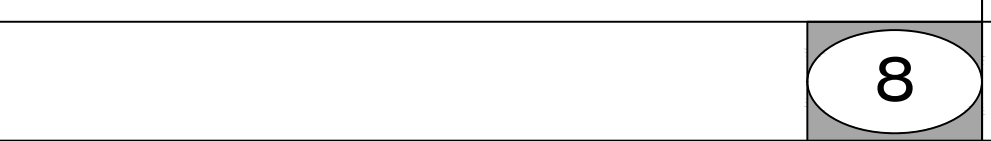
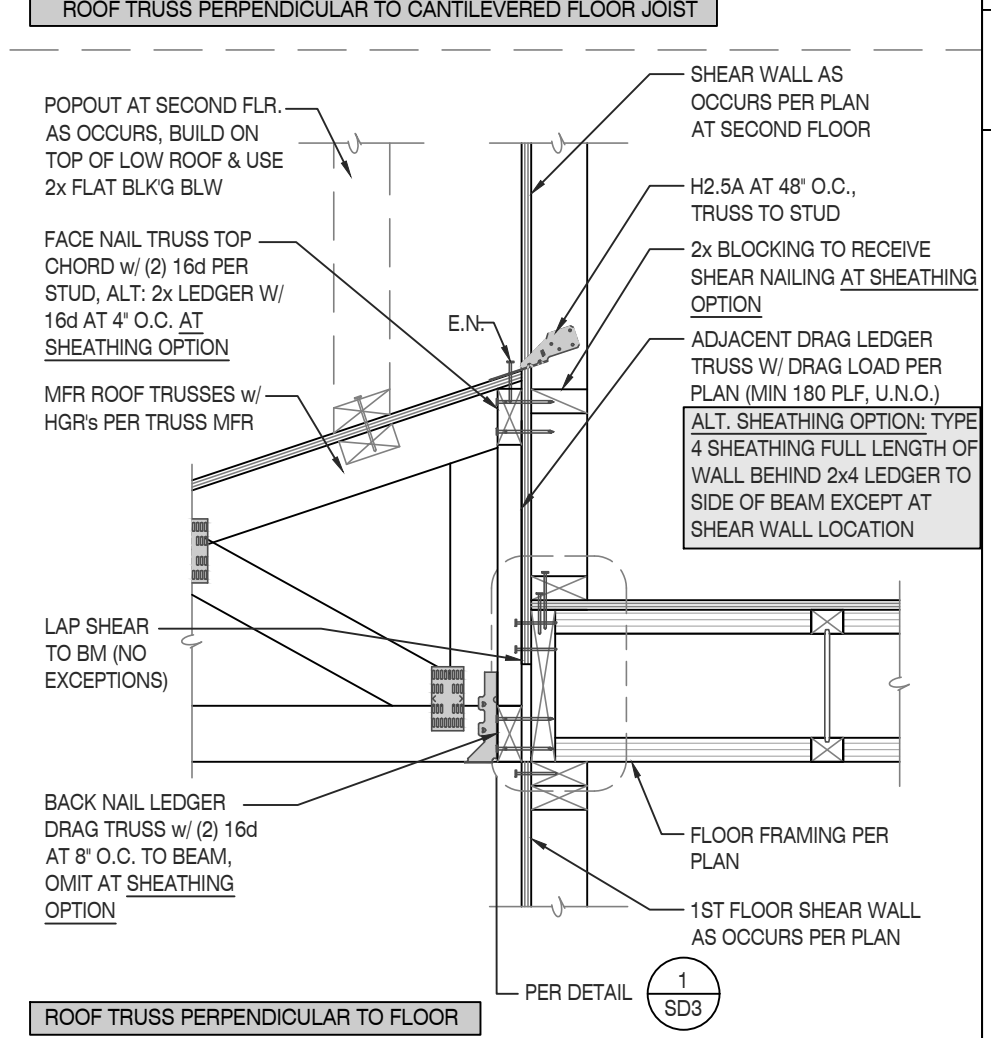
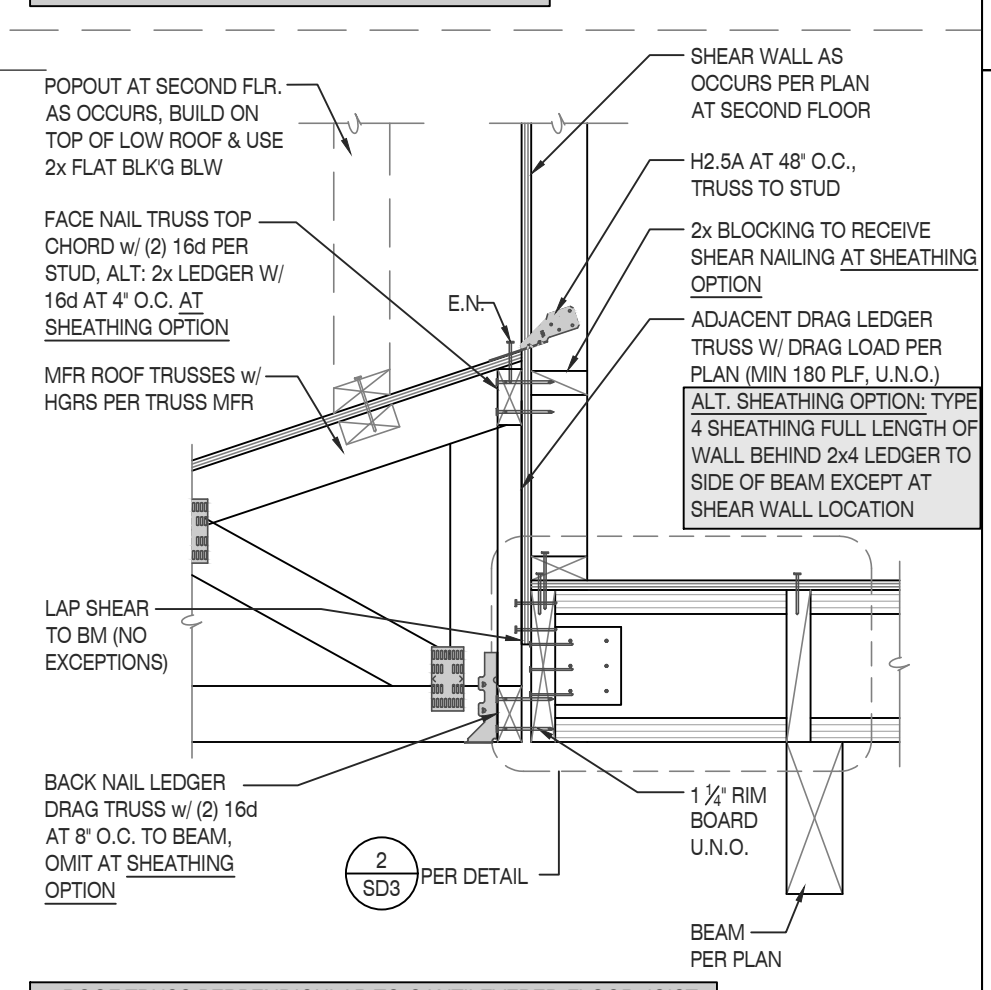
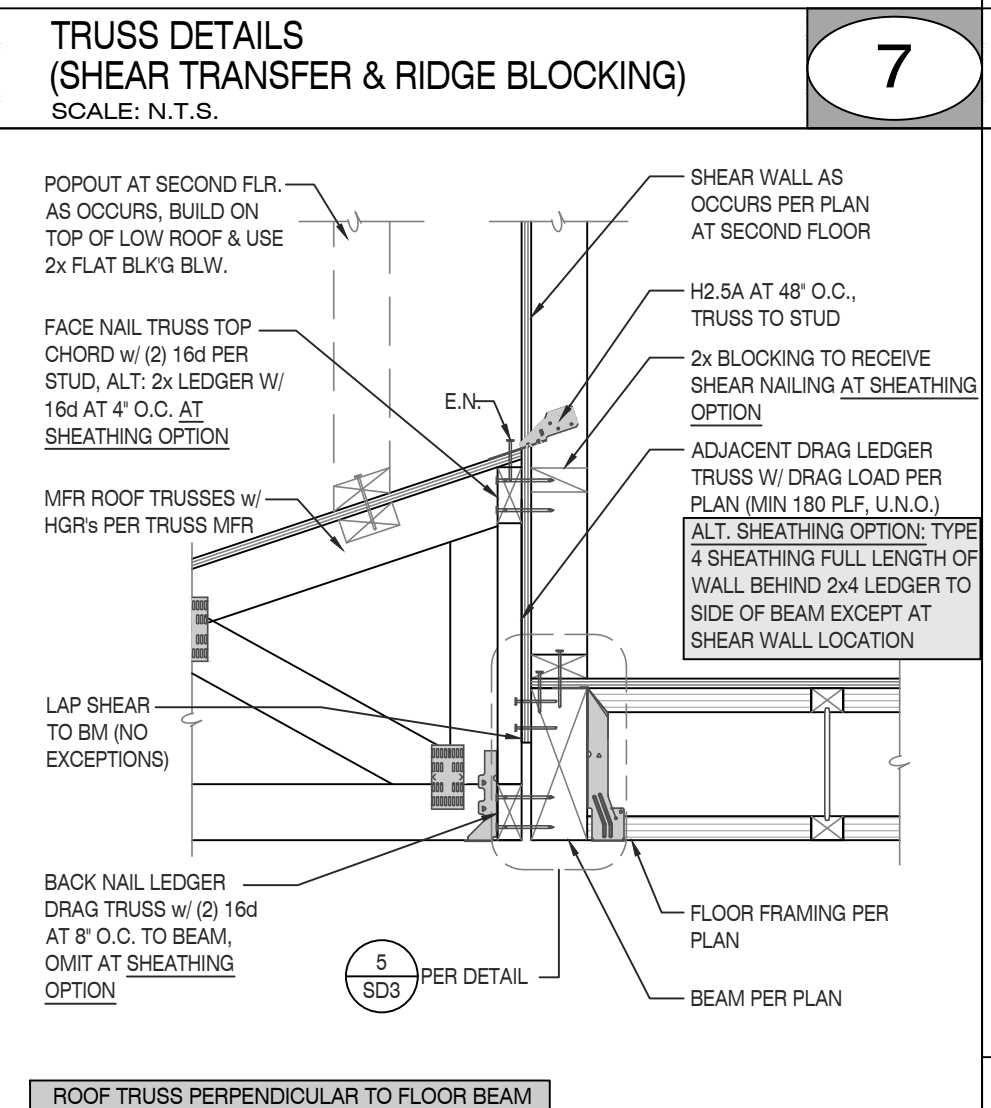
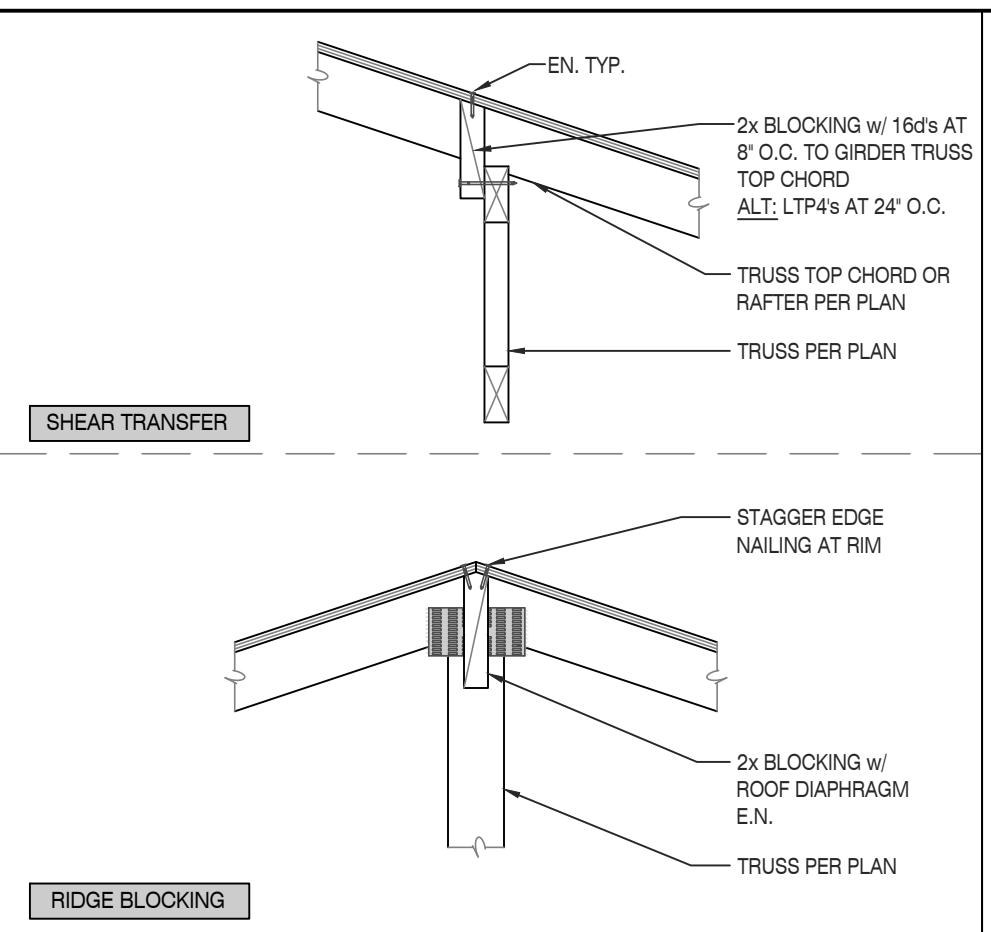
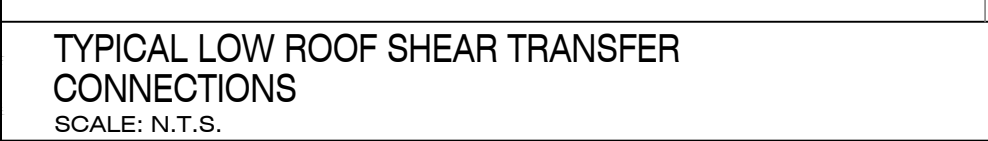
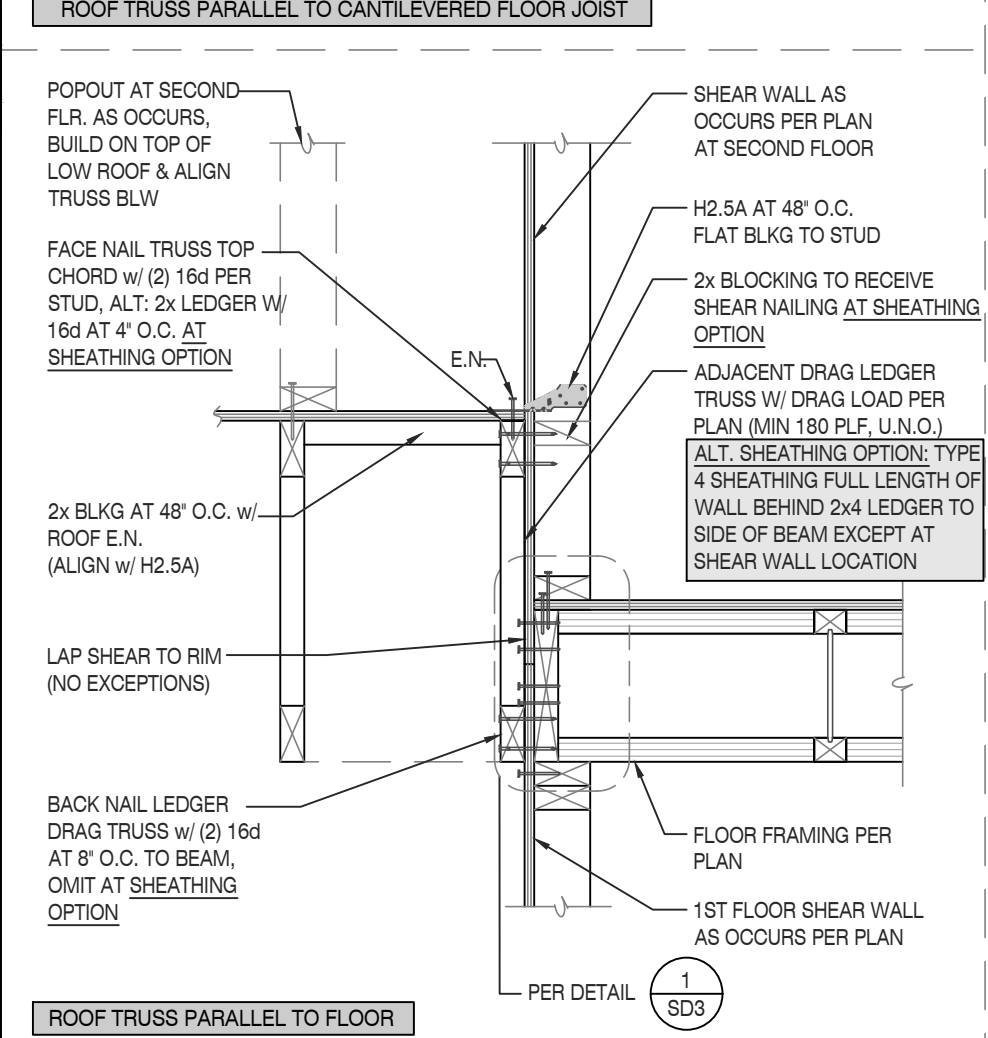
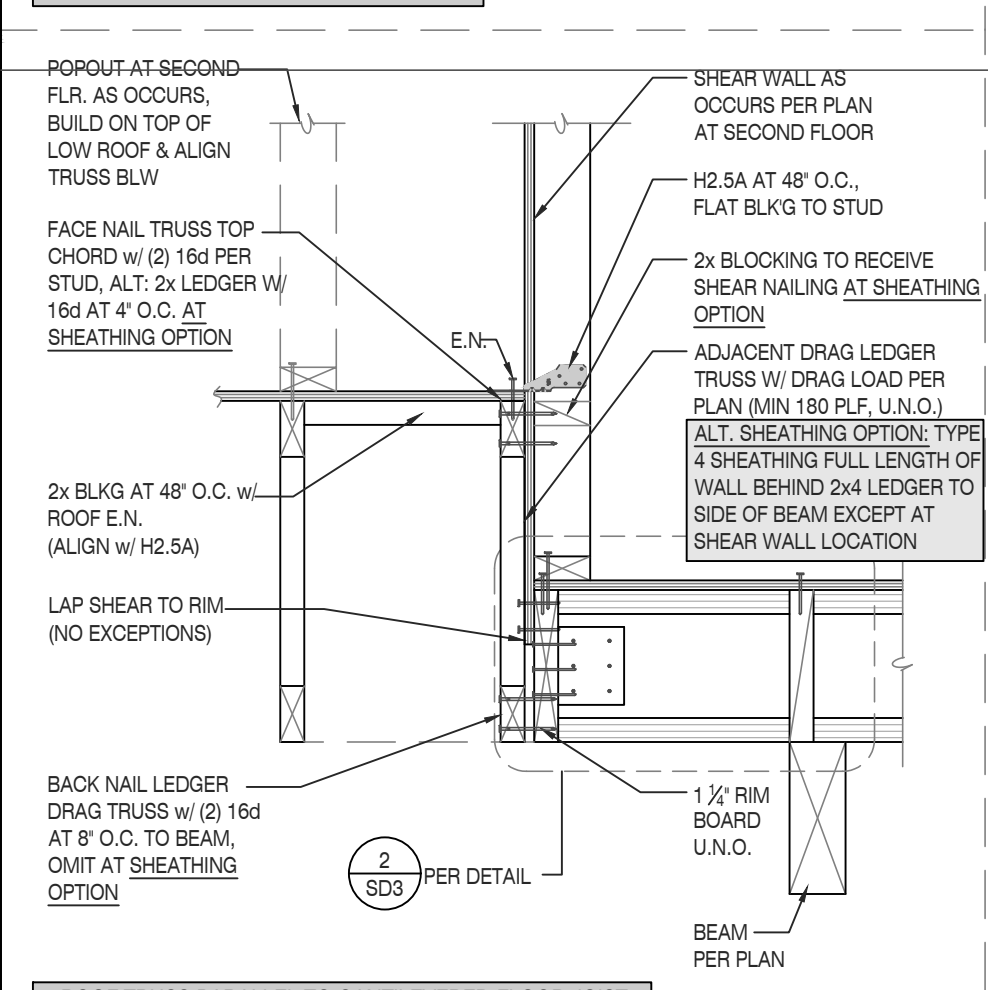
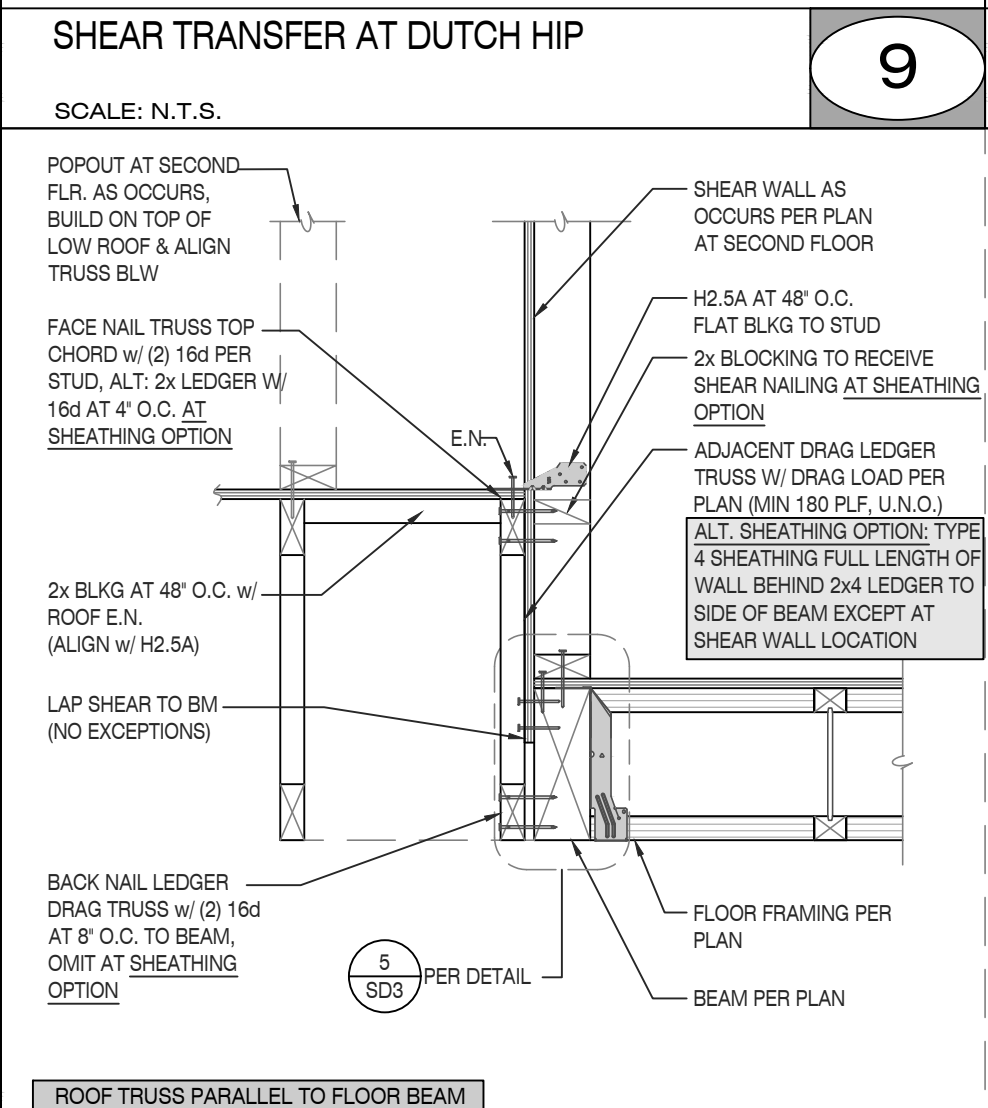
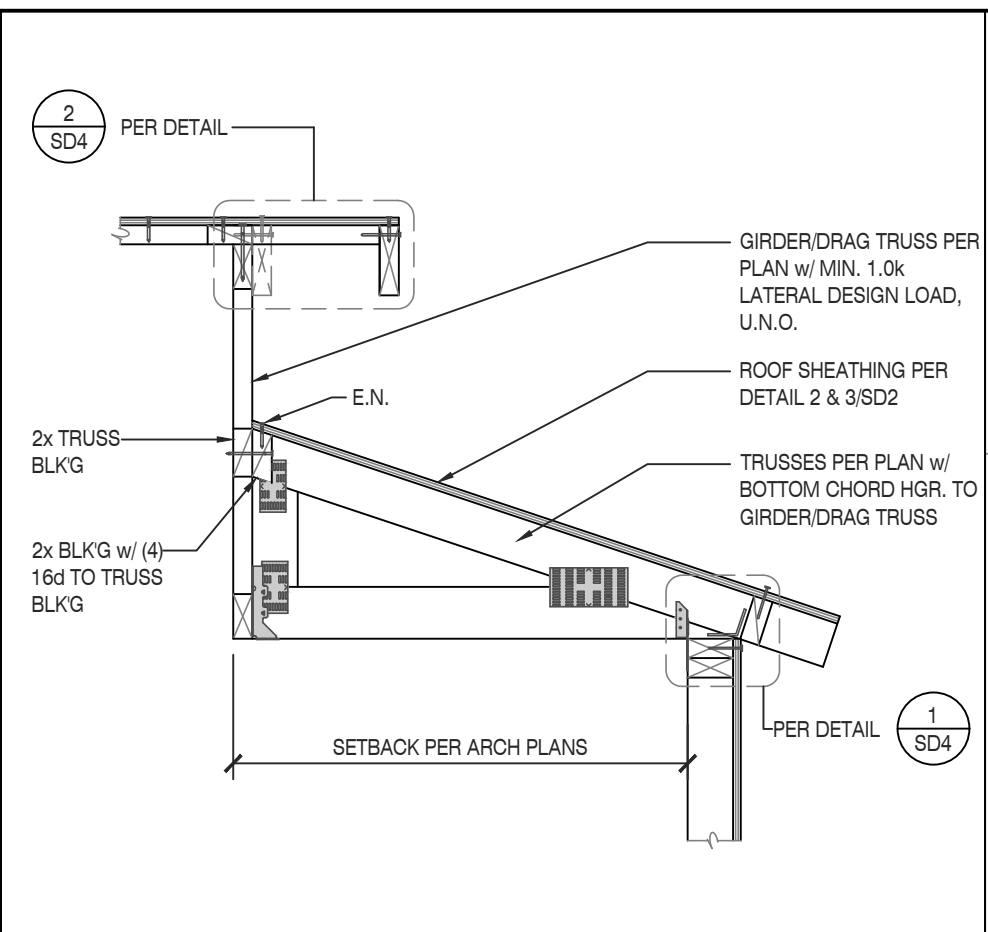
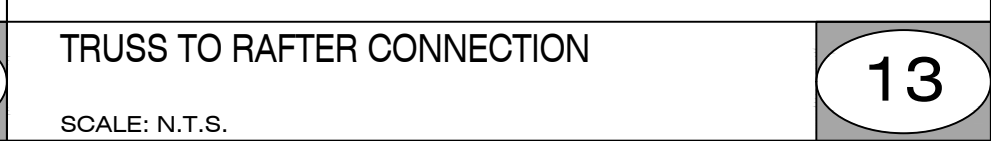
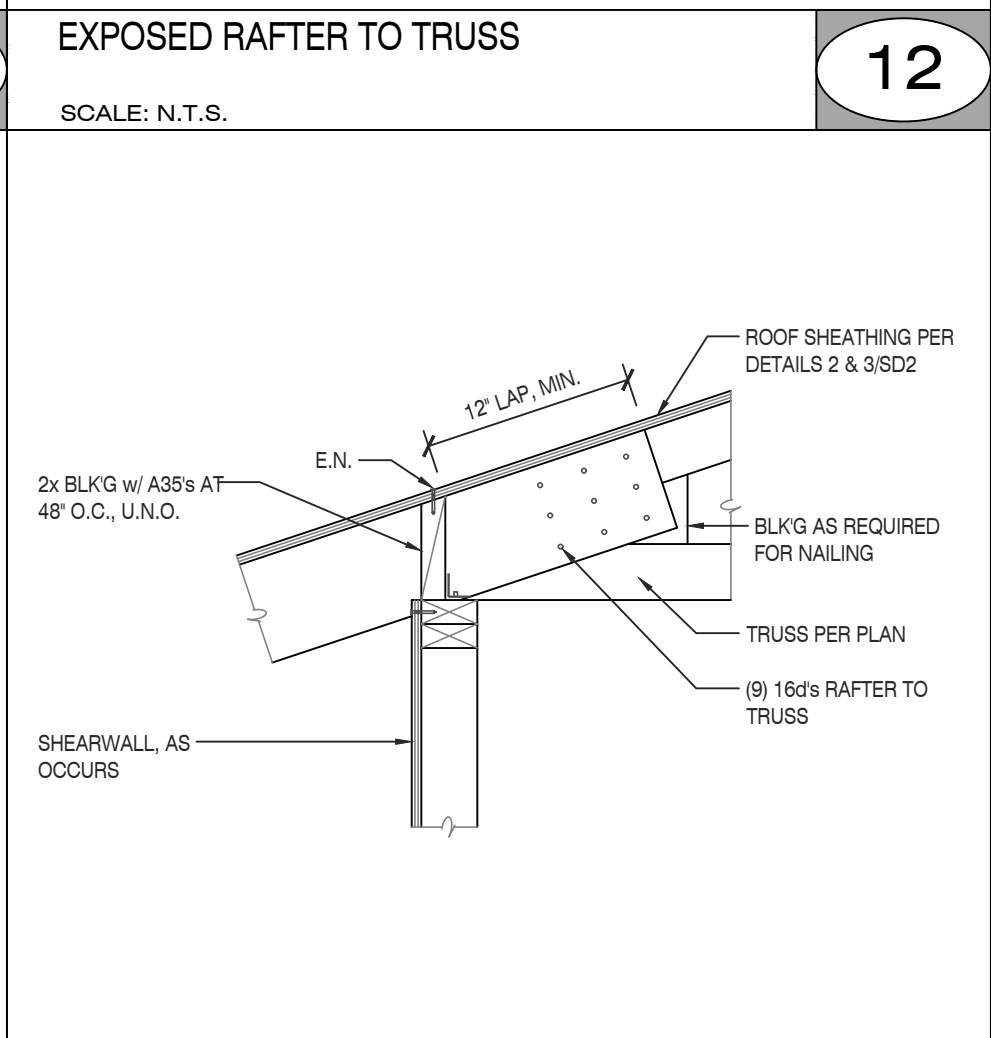
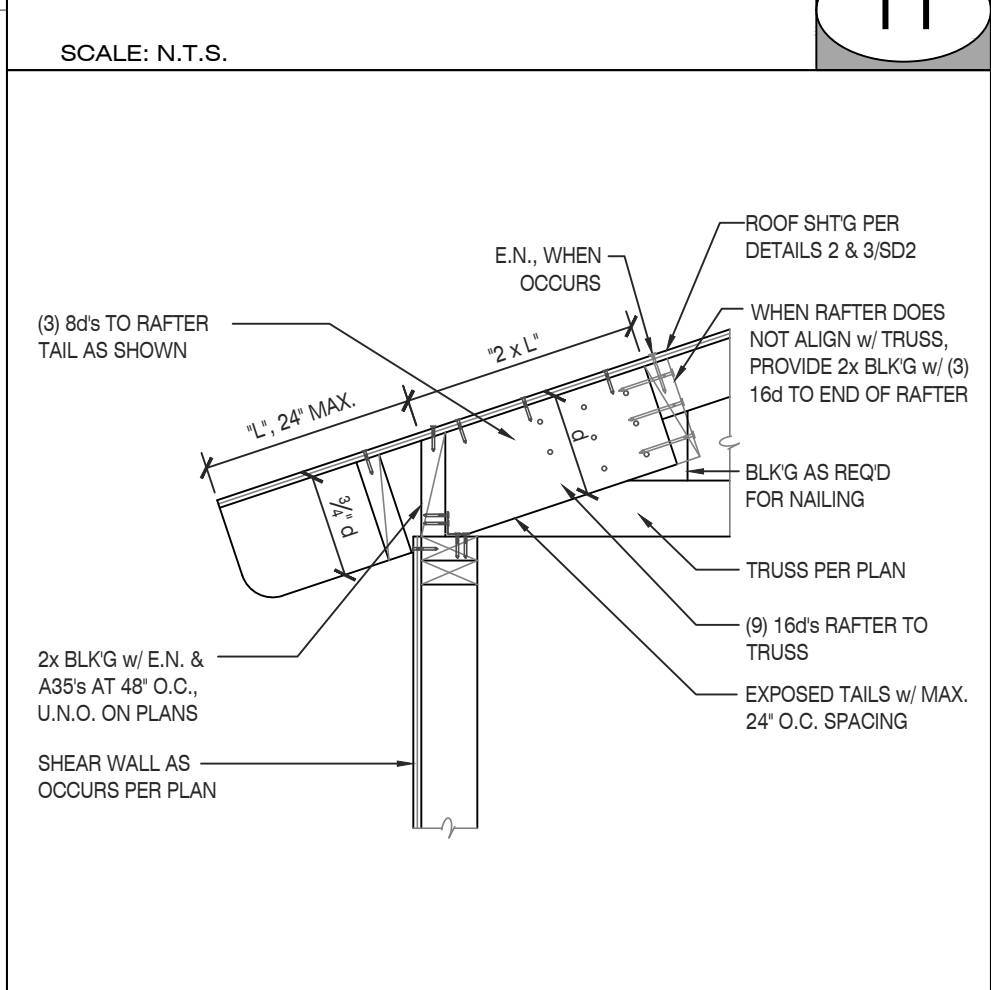
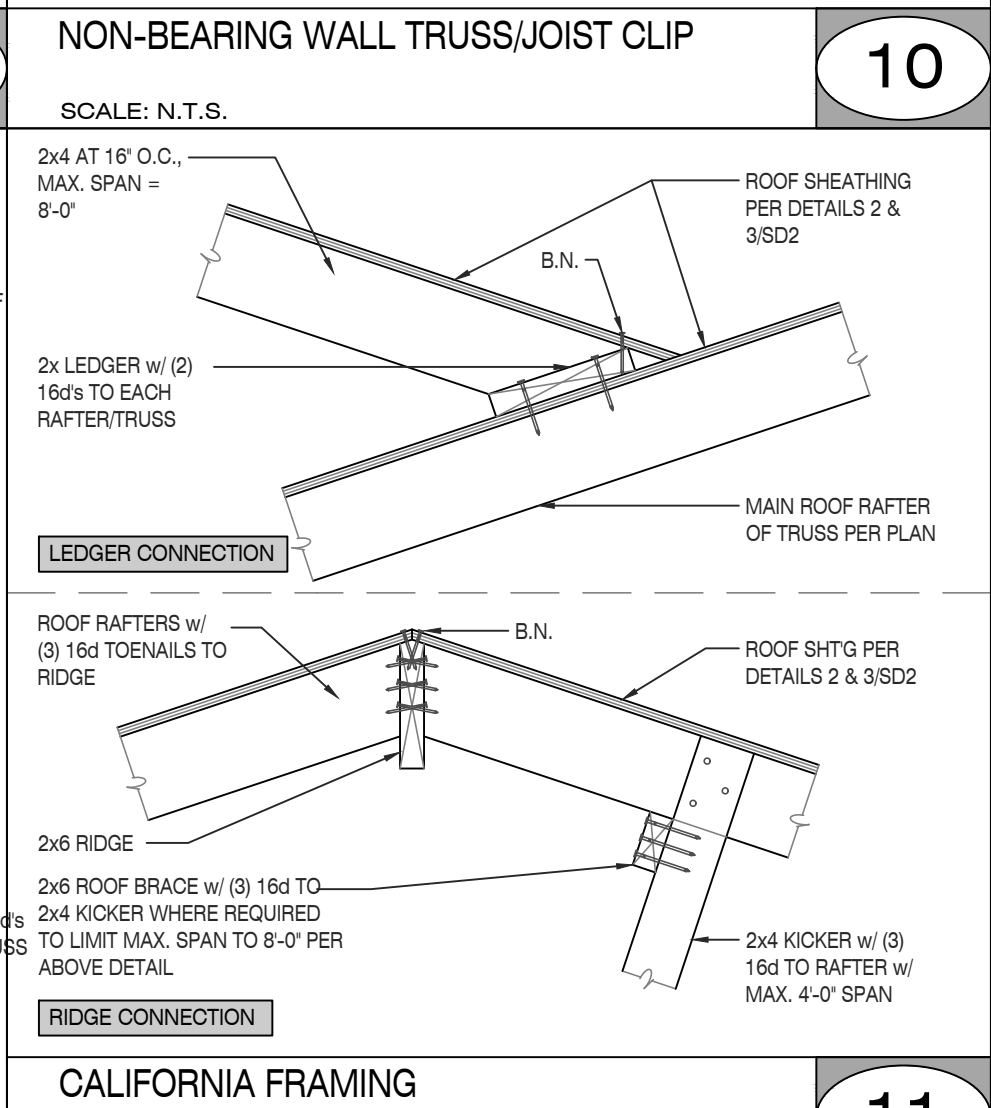
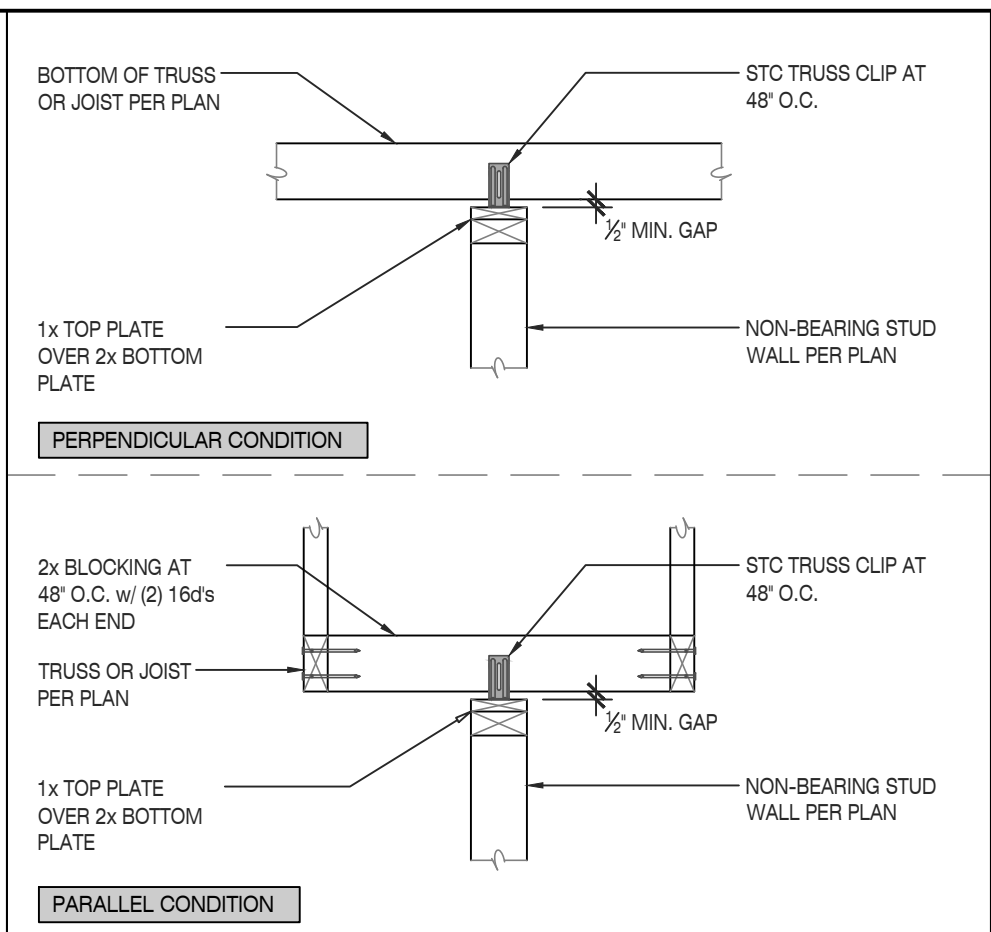
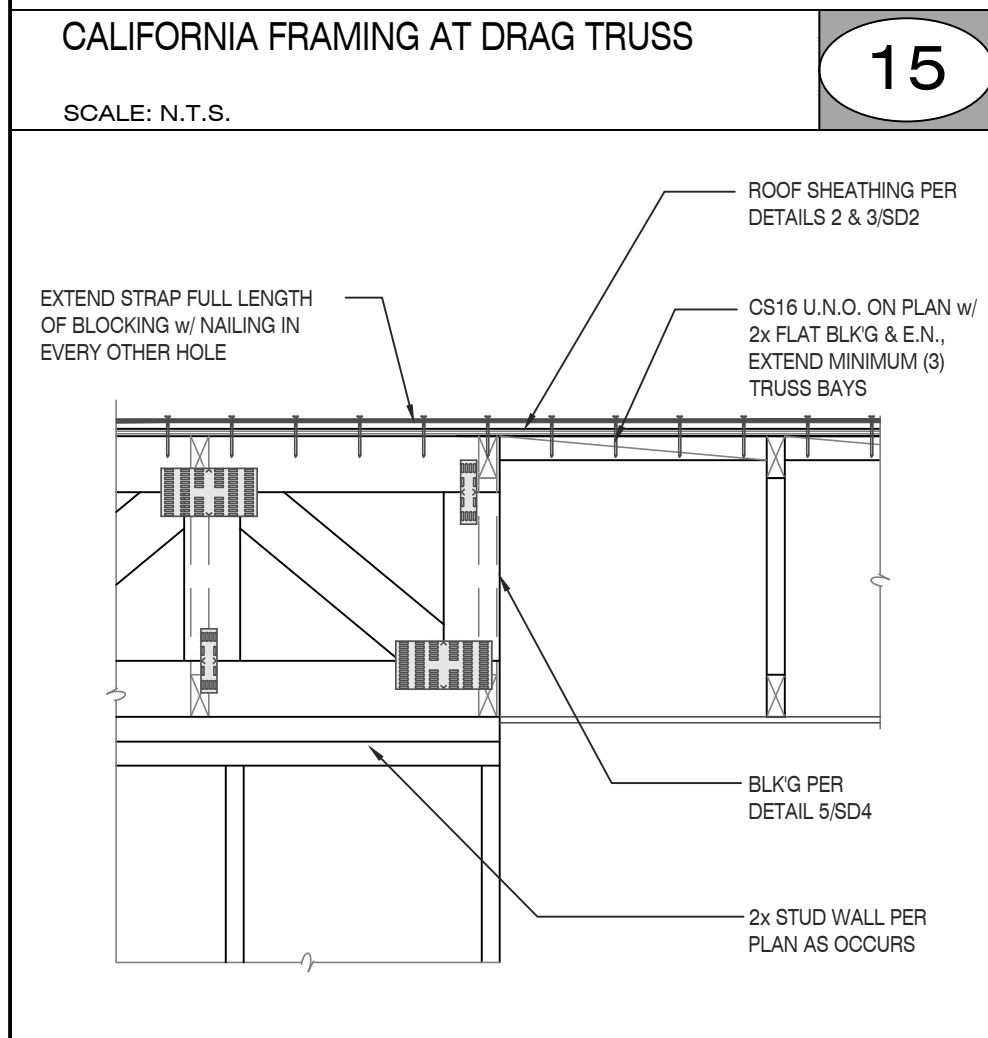
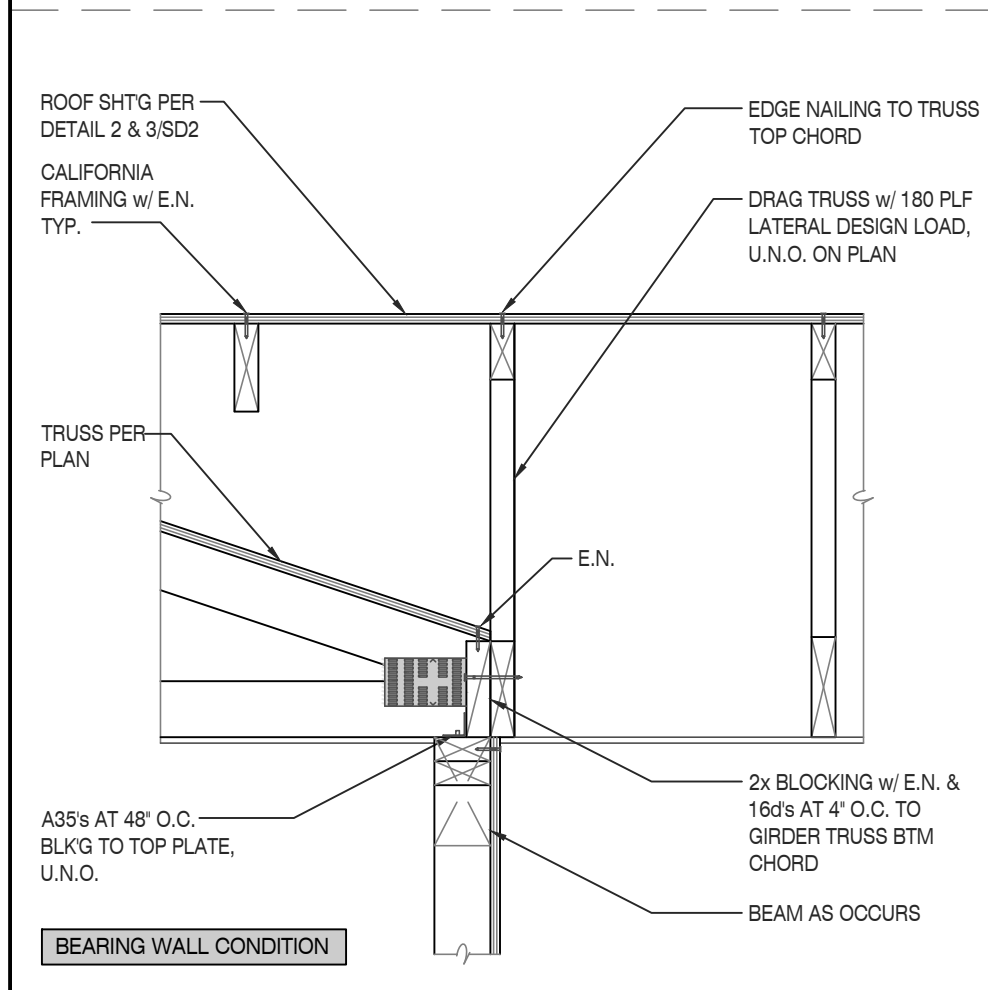
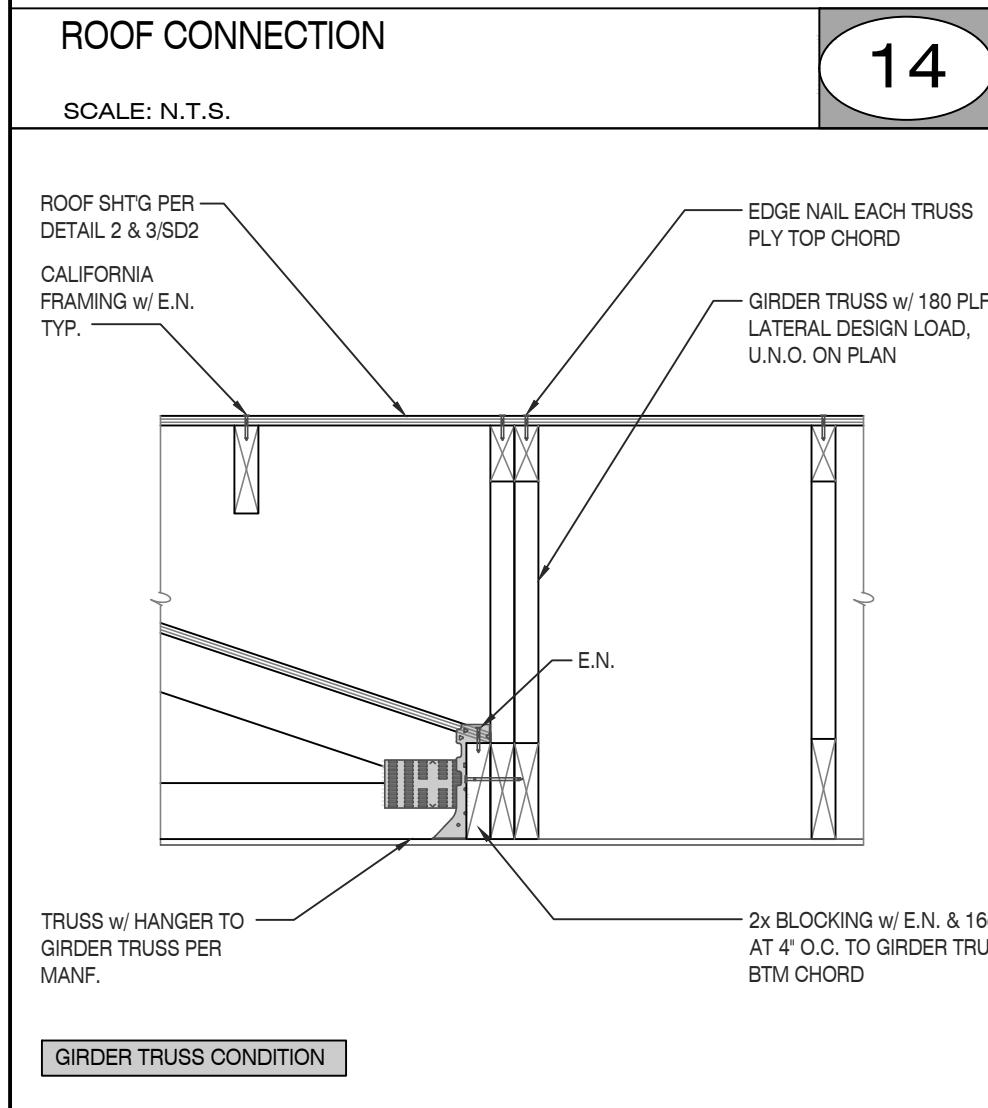
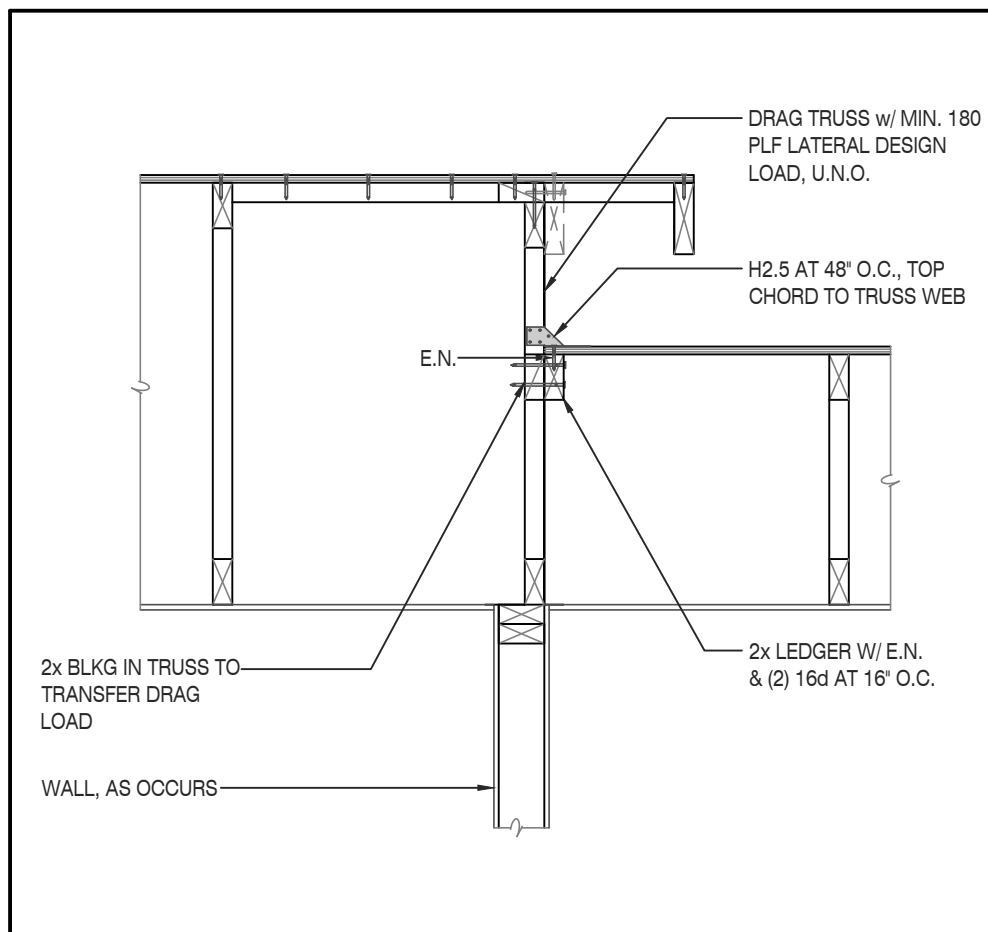
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SD3

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**CONSULTANT**

**APPROVAL STAMP**

**HOPKINS VILLAGE TRUCKEE, CA LOTS 45 & 46**

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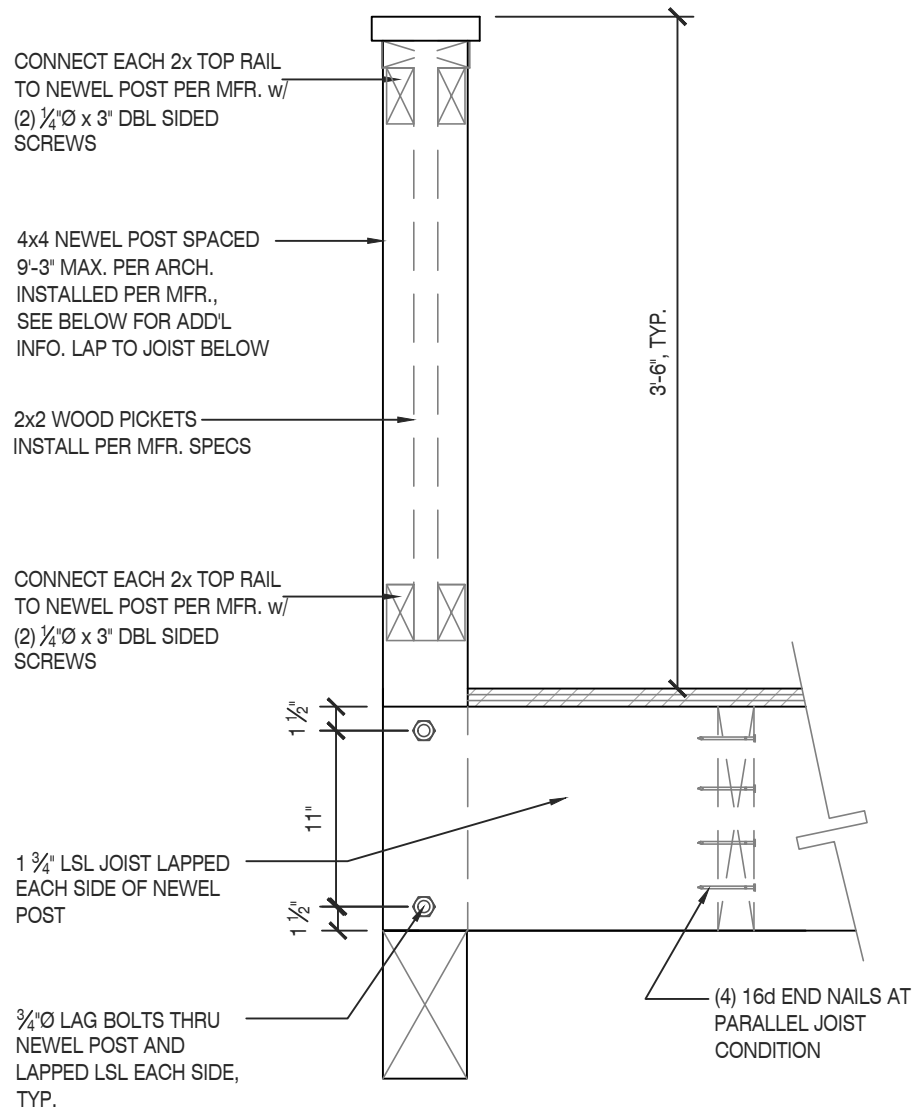
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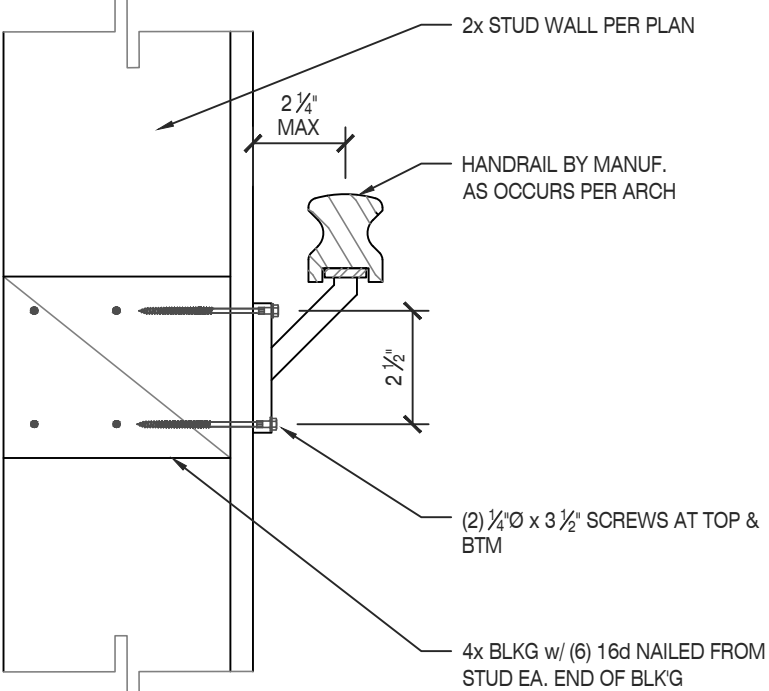
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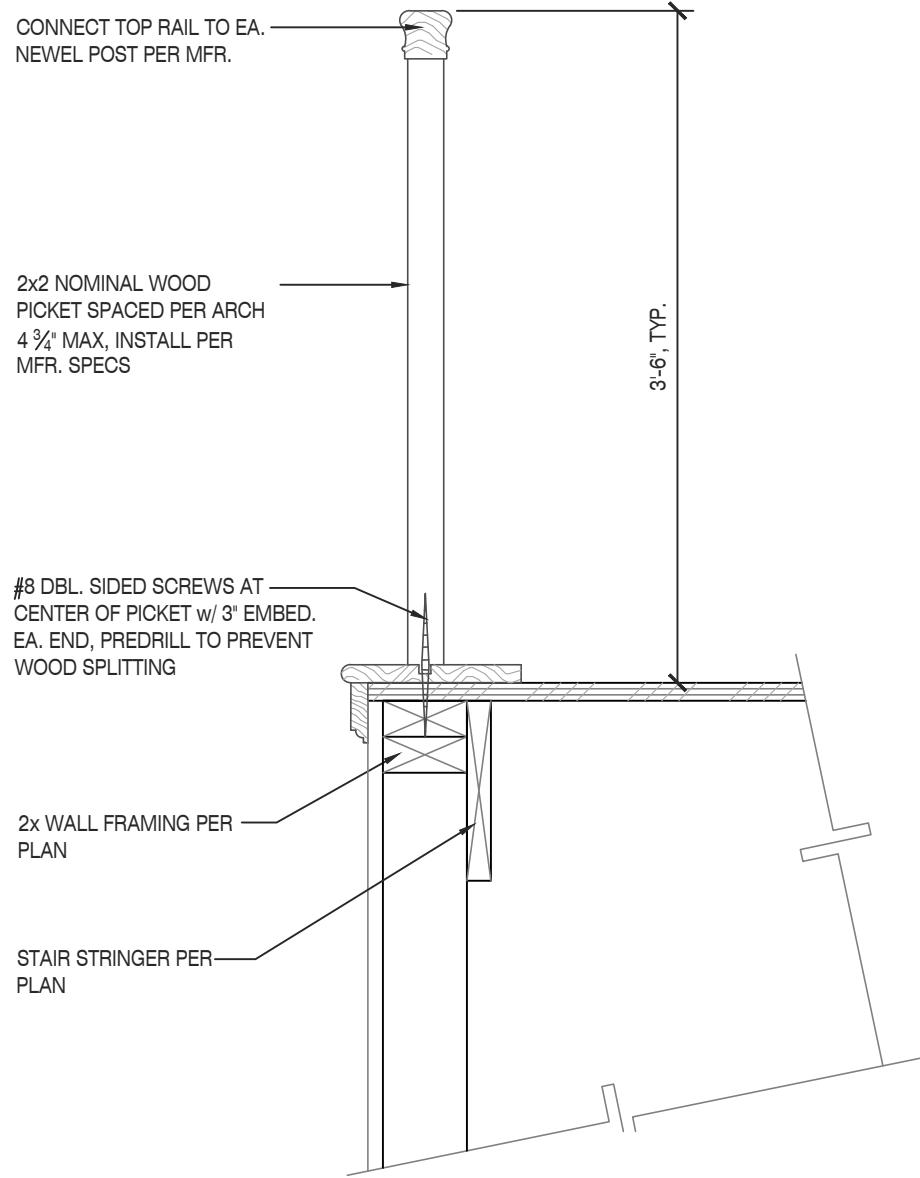




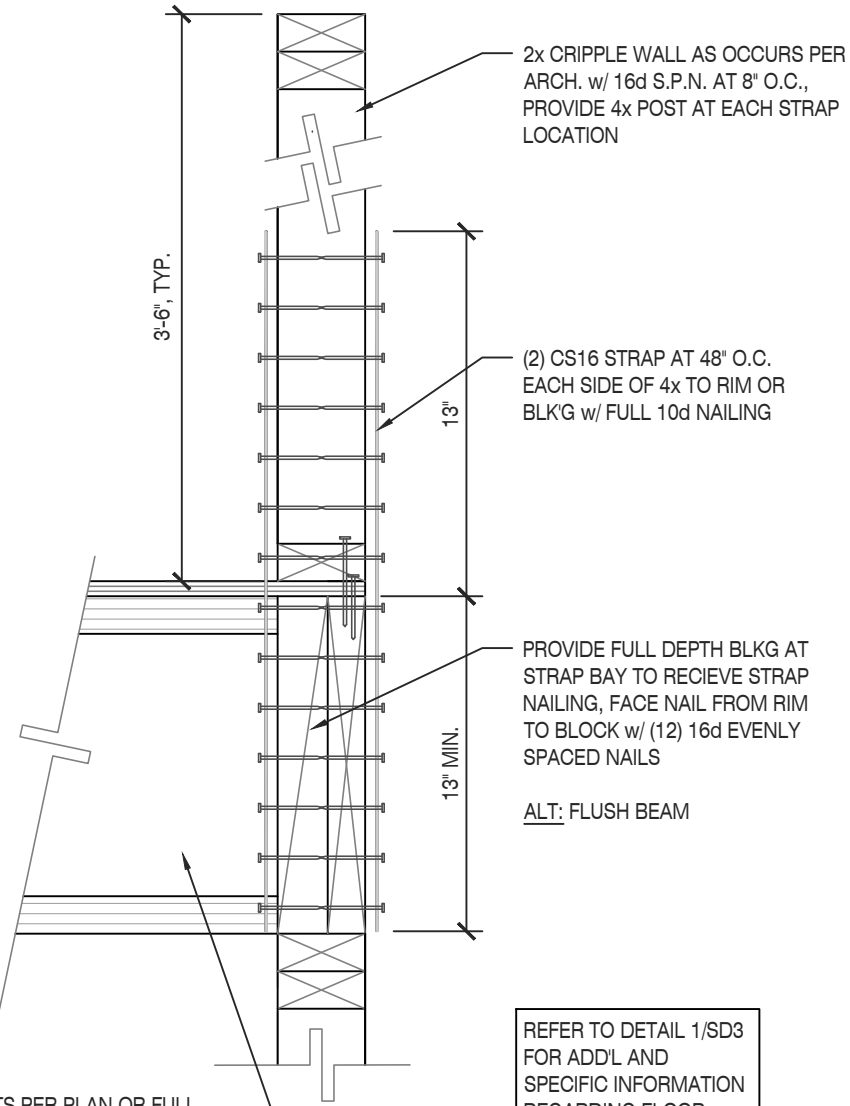
DECK BALUSTER CONNECTION



HANDRAIL CONNECTION



STAIR GUARDRAIL CONNECTION



PONY WALL CONNECTION

TYPICAL HANDRAIL AND GUARDRAIL  
DETAILS  
SCALE: N.T.S.

1

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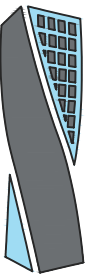
DATE

07/17/20

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HOPKINS VILLAGE  
TRUCKEE, CA  
LOTS  
45 & 46

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scale

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SD5

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